

Local Market Update – January 2026

A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



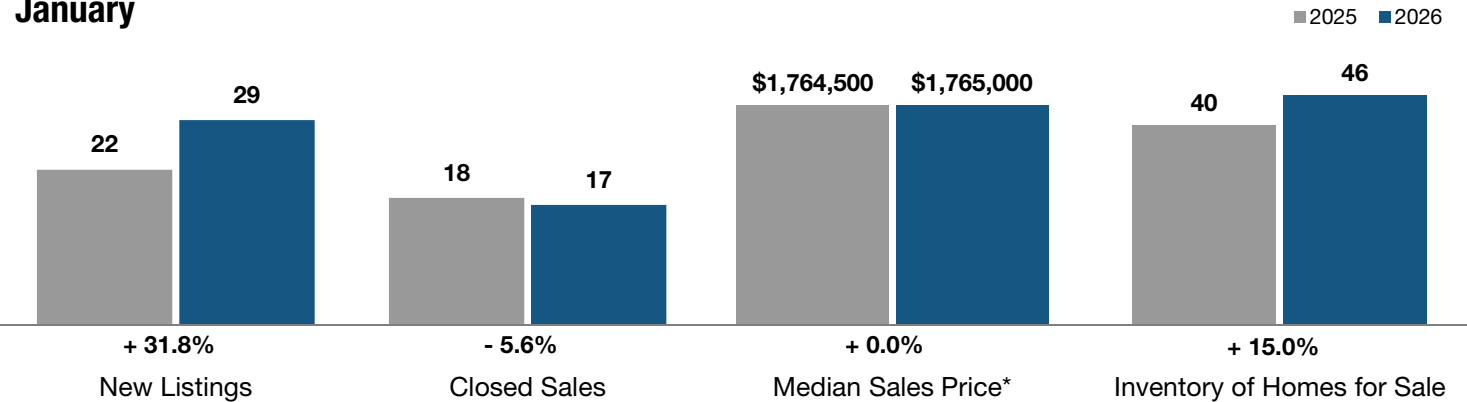
Sea Pines

Detached Homes Only

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	22	29	+ 31.8%	22	29	+ 31.8%
Closed Sales	18	17	- 5.6%	18	17	- 5.6%
Median Sales Price*	\$1,764,500	\$1,765,000	+ 0.0%	\$1,764,500	\$1,765,000	+ 0.0%
Percent of List Price Received*	96.7%	92.9%	- 3.9%	96.7%	92.9%	- 3.9%
Days on Market Until Sale	42	119	+ 180.2%	42	119	+ 180.2%
Inventory of Homes for Sale	40	46	+ 15.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Historical Median Sales Price

Rolling 12-Month Calculation

