

Local Market Update – March 2026

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

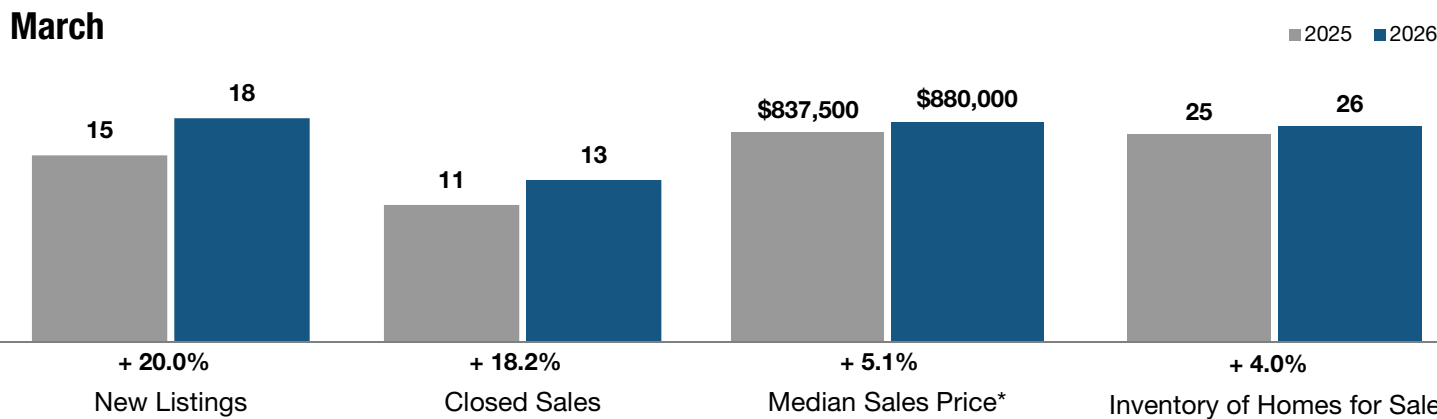


Sea Pines

Condos / Villas Only

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	15	18	+ 20.0%	40	45	+ 12.5%
Closed Sales	11	13	+ 18.2%	25	27	+ 8.0%
Median Sales Price*	\$837,500	\$880,000	+ 5.1%	\$807,500	\$880,000	+ 9.0%
Percent of List Price Received*	94.3%	98.7%	+ 4.7%	95.6%	97.6%	+ 2.2%
Days on Market Until Sale	76	84	+ 11.1%	95	85	- 10.6%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

