

Local Market Update – March 2026

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



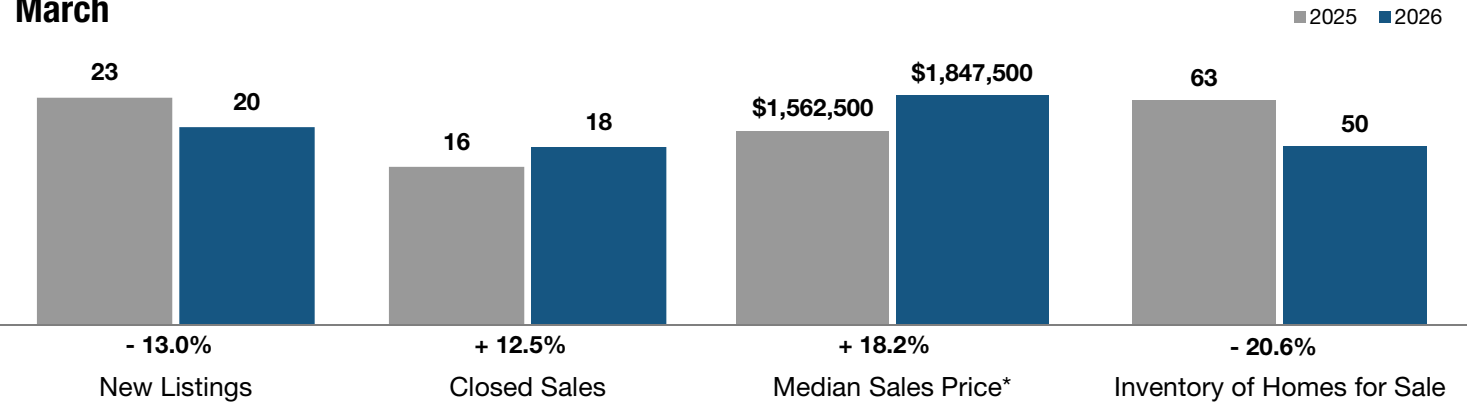
Sea Pines

Detached Homes Only

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	23	20	- 13.0%	78	68	- 12.8%
Closed Sales	16	18	+ 12.5%	51	51	0.0%
Median Sales Price*	\$1,562,500	\$1,847,500	+ 18.2%	\$1,575,000	\$1,765,000	+ 12.1%
Percent of List Price Received*	96.5%	98.6%	+ 2.2%	96.8%	95.7%	- 1.1%
Days on Market Until Sale	46	92	+ 102.4%	43	102	+ 138.3%
Inventory of Homes for Sale	63	50	- 20.6%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

