

# Local Market Update – April 2026

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

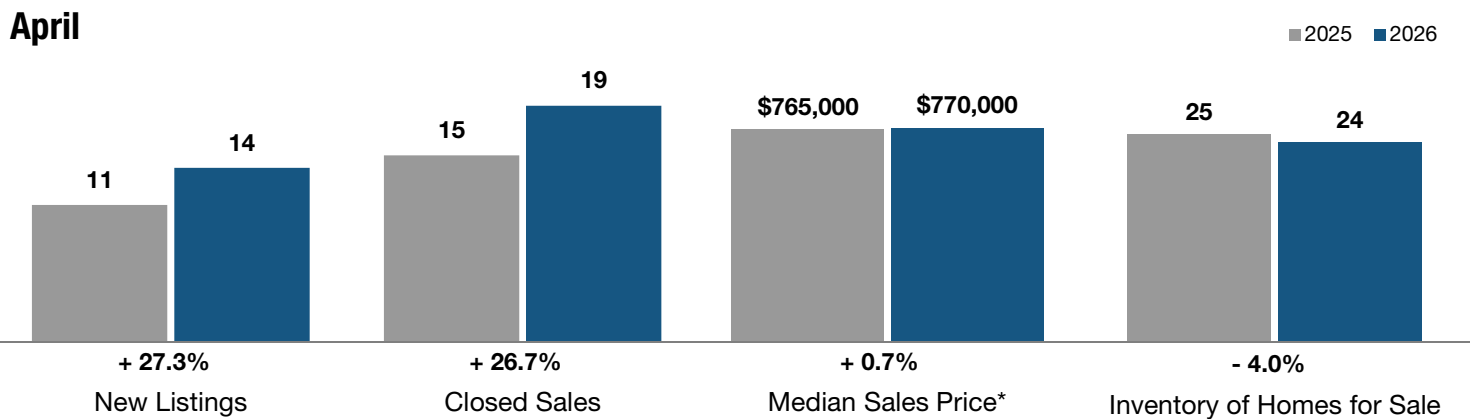


## Sea Pines

Condos / Villas Only

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	11	14	+ 27.3%	51	60	+ 17.6%
Closed Sales	15	19	+ 26.7%	40	46	+ 15.0%
Median Sales Price*	\$765,000	\$770,000	+ 0.7%	\$791,250	\$797,500	+ 0.8%
Percent of List Price Received*	98.9%	99.4%	+ 0.6%	96.8%	98.4%	+ 1.6%
Days on Market Until Sale	26	84	+ 226.4%	69	84	+ 22.5%
Inventory of Homes for Sale	25	24	- 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

