

Local Market Update – April 2026

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



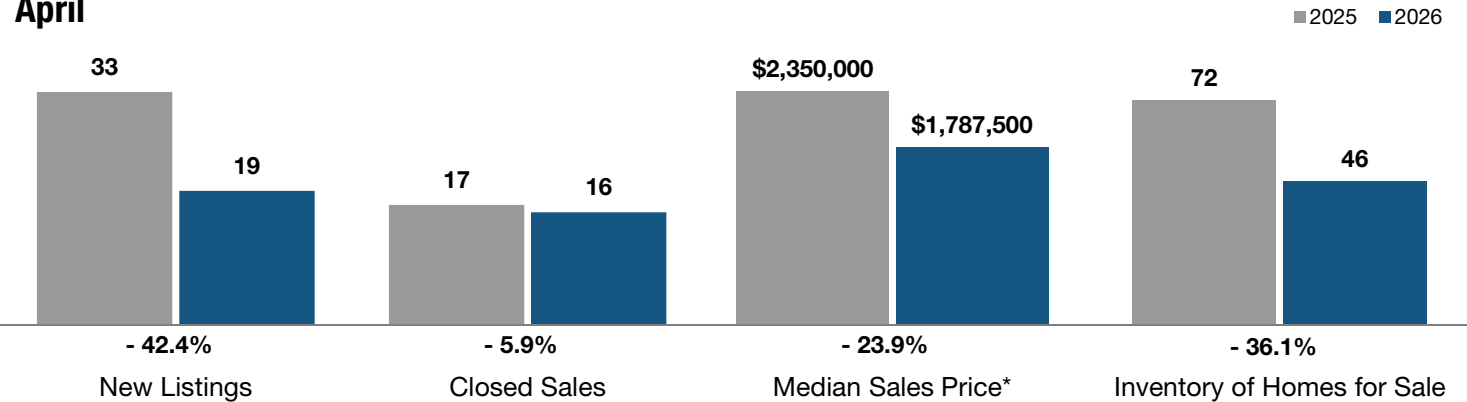
Sea Pines

Detached Homes Only

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	33	19	- 42.4%	111	87	- 21.6%
Closed Sales	17	16	- 5.9%	68	67	- 1.5%
Median Sales Price*	\$2,350,000	\$1,787,500	- 23.9%	\$1,672,500	\$1,765,000	+ 5.5%
Percent of List Price Received*	97.2%	97.8%	+ 0.6%	96.9%	96.2%	- 0.7%
Days on Market Until Sale	66	111	+ 67.4%	49	104	+ 113.9%
Inventory of Homes for Sale	72	46	- 36.1%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

