

# Local Market Update – May 2026

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

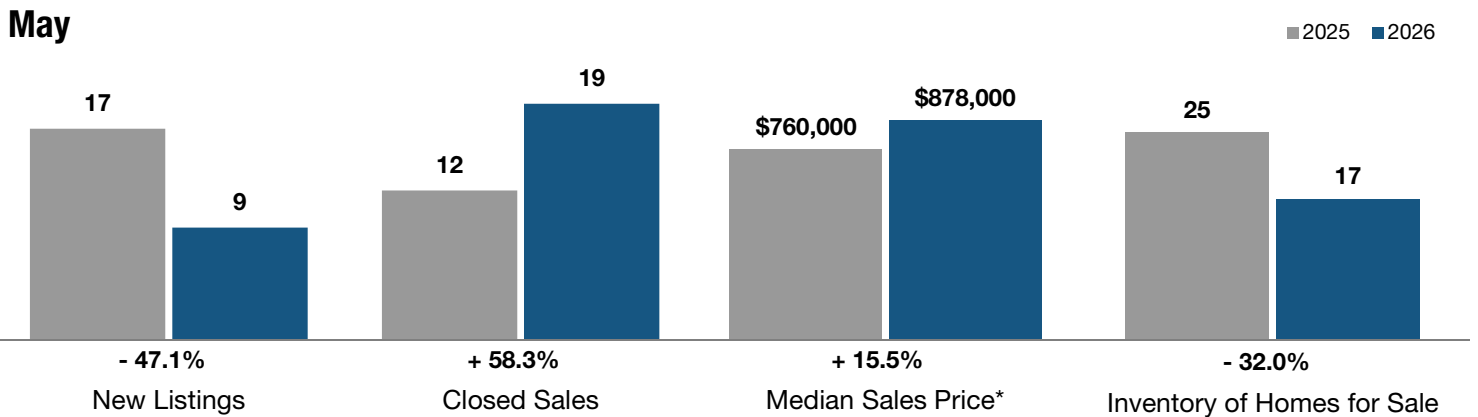


## Sea Pines

Condos / Villas Only

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	9	- 47.1%	68	70	+ 2.9%
Closed Sales	12	19	+ 58.3%	52	65	+ 25.0%
Median Sales Price*	\$760,000	<b>\$878,000</b>	+ 15.5%	\$770,000	<b>\$869,000</b>	+ 12.9%
Percent of List Price Received*	97.3%	<b>99.0%</b>	+ 1.7%	96.9%	<b>98.6%</b>	+ 1.7%
Days on Market Until Sale	17	135	+ 700.7%	57	99	+ 74.2%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--

\* 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

