

# Local Market Update – May 2026

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

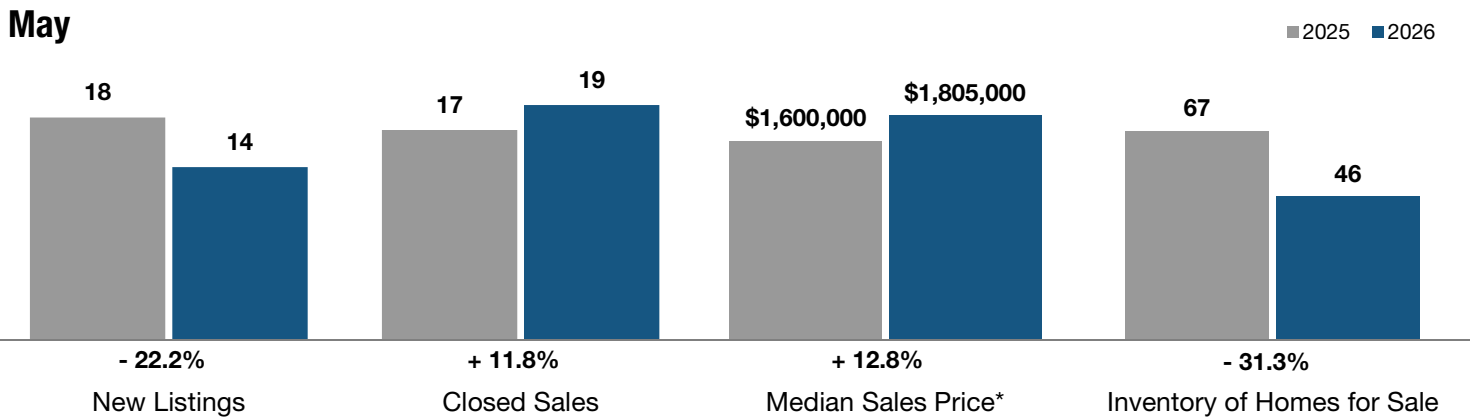


## Sea Pines

Detached Homes Only

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	14	- 22.2%	129	101	- 21.7%
Closed Sales	17	19	+ 11.8%	85	86	+ 1.2%
Median Sales Price*	\$1,600,000	\$1,805,000	+ 12.8%	\$1,650,000	\$1,785,000	+ 8.2%
Percent of List Price Received*	97.0%	97.1%	+ 0.1%	96.9%	96.4%	- 0.5%
Days on Market Until Sale	50	109	+ 118.2%	49	105	+ 115.0%
Inventory of Homes for Sale	67	46	- 31.3%	--	--	--

\* 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

