

Local Market Update – August 2025

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

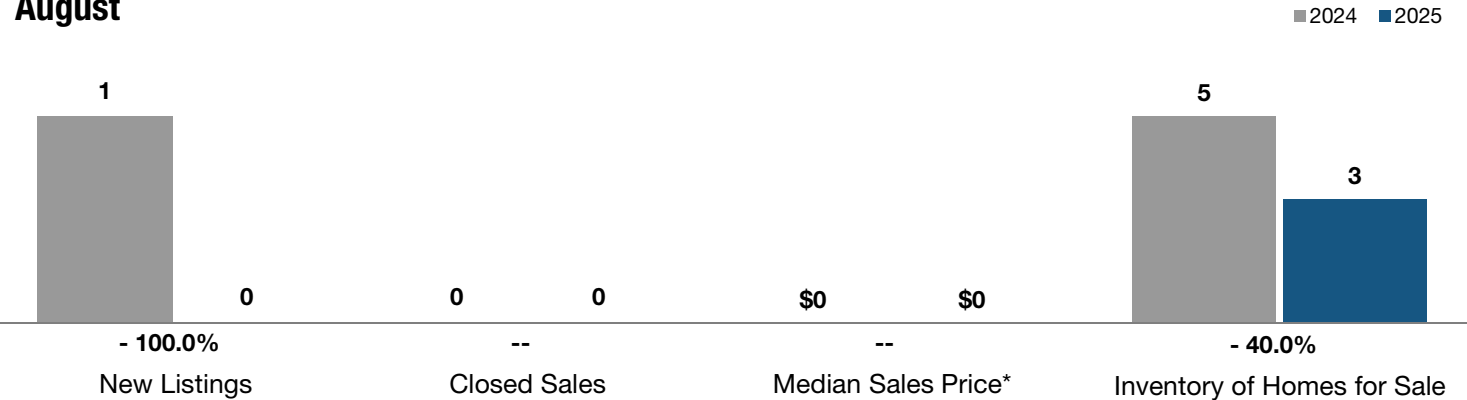


Spanish Wells

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	0	- 100.0%	8	5	- 37.5%
Closed Sales	0	0	--	2	2	0.0%
Median Sales Price*	\$0	\$0	--	\$3,097,500	\$1,957,500	- 36.8%
Percent of List Price Received*	0.0%	0.0%	--	93.9%	89.3%	- 4.9%
Days on Market Until Sale	0	0	--	19	115	+ 505.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

