Charles Sampson Group Conducts New Housing Market Analysis of Hilton Head Island Communities

September 25, 2025

HILTON HEAD, SC - September 25, 2025 -
The Charles Sampson Group of Charter One Realty has conducted a new internal analysis of Hilton Head Island?s residential communities, highlighting current trends, distinctive neighborhood features, and the lifestyle preferences shaping local real estate decisions. The findings are based on the firm?s extensive experience in the Hilton Head market and reflect observations from recent transactions and community developments.

According to the report, Hilton Head?s housing landscape continues to demonstrate clear segmentation, with each community offering distinct amenities and property types. The analysis underscores how lifestyle considerations?from golf access and marina facilities to school proximity and rental opportunities?play a significant role in buyer decisions.

Sea Pines emerged in the study as one of the island?s most influential developments, maintaining a model that blends private residences with resort-style amenities. Palmetto Dunes was also noted for its emphasis on

outdoor recreation, with features including three miles of beachfront and an 11-mile lagoon system supporting boating and fishing activities.

The analysis also highlighted the growing interest in Hilton Head?s gated communities. Wexford Plantation, for example, was cited for its private marina with a lock system and its strict architectural standards. At the same time, Hilton Head Plantation remains the island?s largest residential development, covering more than 4,000 acres and integrating golf courses, tennis courts, marinas, and preserved natural areas.
The golf-centered communities continue to be popular with retirees and second-home buyers. Long Cove Club, designed around a Pete Dye golf course, was identified in the report for its combination of recreational facilities and social programming. Port Royal, by contrast, was recognized as a residential-only community that appeals to buyers seeking a quieter environment without commercial activity.

Other neighborhoods highlighted include Indigo Run, which provides family-friendly housing close to schools and retail outlets; Spanish Wells, where Southern architecture and private waterfront access define the community; Windmill Harbour, known for its secure marina and proximity to the South Carolina Yacht Club; and Shelter Cove, a mixed-use area combining residential living with dining, retail, and year-round events.

The Charles Sampson Group?s analysis also sheds light on buyer behavior. Families frequently gravitate toward Indigo Run and Hilton Head Plantation, while retirees show a preference for golf-focused neighborhoods such as Long Cove Club. Buyers remain particularly drawn to Shelter Cove and resort-adjacent properties because of their potential for short-term rental income. Beachfront access continues to drive interest in Sea Pines and Palmetto Dunes.

The Charles Sampson Group of Charter One Realty explained that its analysis is designed to equip clients with valuable insights about various communities. By providing this detailed information, the real estate firm helps clients identify which community aligns best with their personal and financial goals so they can make informed decisions when selecting their ideal living environment.

All real estate transactions within the Hilton Head market are governed by the regulations set forth by the state of South Carolina, with compliance and disclosure requirements applying to every transaction. This promotes transparency and protects the interests of both buyers and sellers, providing essential information about the property and its condition.

The Charles Sampson Group of Charter One Realty is located at 200 Merchant Street, Hilton Head Island, SC 29926, and can be reached at (843) 384-7300 for additional information on the analysis or current market conditions.

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Charles Sampson Group of Charter One Realty

Charles Sampson Group of Charter One Realty is an award-winning team that has been in Hilton Head since 1972 and has made a difference in the community. They have served hundreds of people, enabling them to find the homes they love.

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