

Local Market Update – May 2025

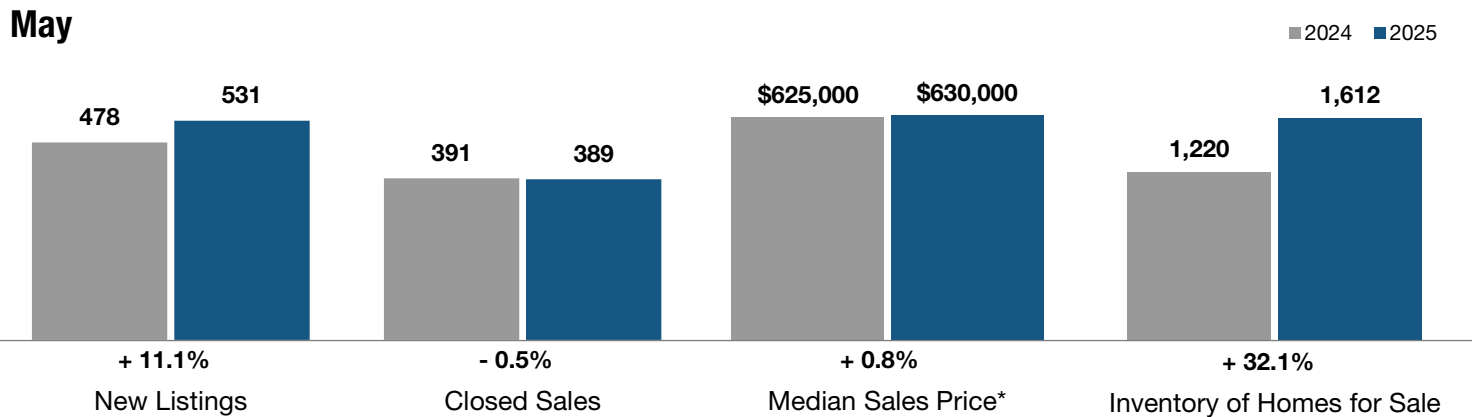
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area Association of REALTORS®



Southern Beaufort County

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	478	531	+ 11.1%	2,430	2,775	+ 14.2%
Closed Sales	391	389	- 0.5%	1,676	1,662	- 0.8%
Median Sales Price*	\$625,000	\$630,000	+ 0.8%	\$602,000	\$626,528	+ 4.1%
Percent of List Price Received*	97.3%	96.7%	- 0.6%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	54	55	+ 1.9%	56	63	+ 12.5%
Inventory of Homes for Sale	1,220	1,612	+ 32.1%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

