

Local Market Update – August 2025

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

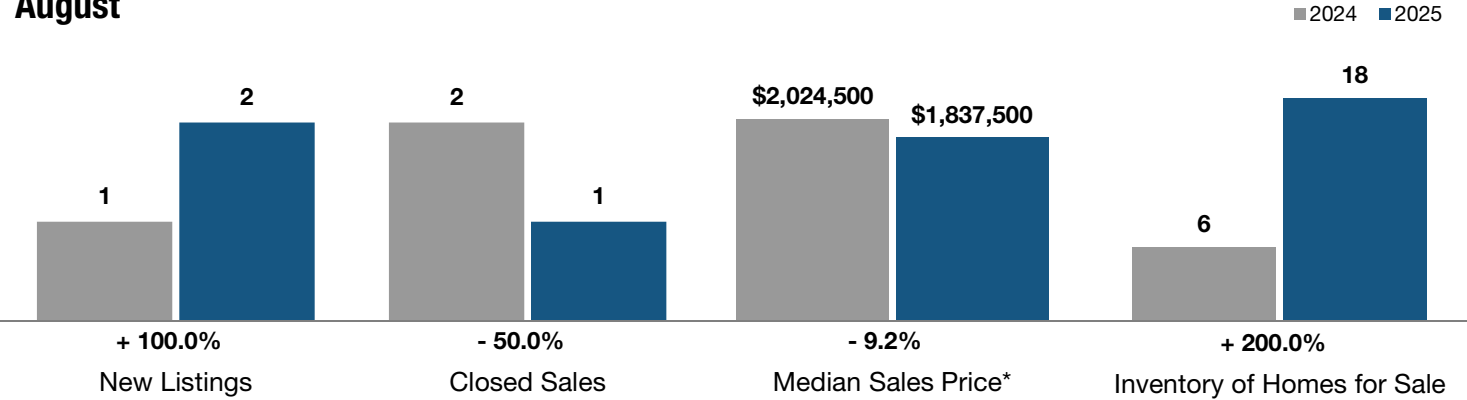


Berkeley Hall

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	2	+ 100.0%	28	41	+ 46.4%
Closed Sales	2	1	- 50.0%	27	24	- 11.1%
Median Sales Price*	\$2,024,500	\$1,837,500	- 9.2%	\$1,349,000	\$1,562,500	+ 15.8%
Percent of List Price Received*	98.6%	93.0%	- 5.7%	97.4%	95.8%	- 1.6%
Days on Market Until Sale	3	155	+ 5,066.7%	61	47	- 23.0%
Inventory of Homes for Sale	6	18	+ 200.0%	--	--	--

* 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

