

Local Market Update – August 2025

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

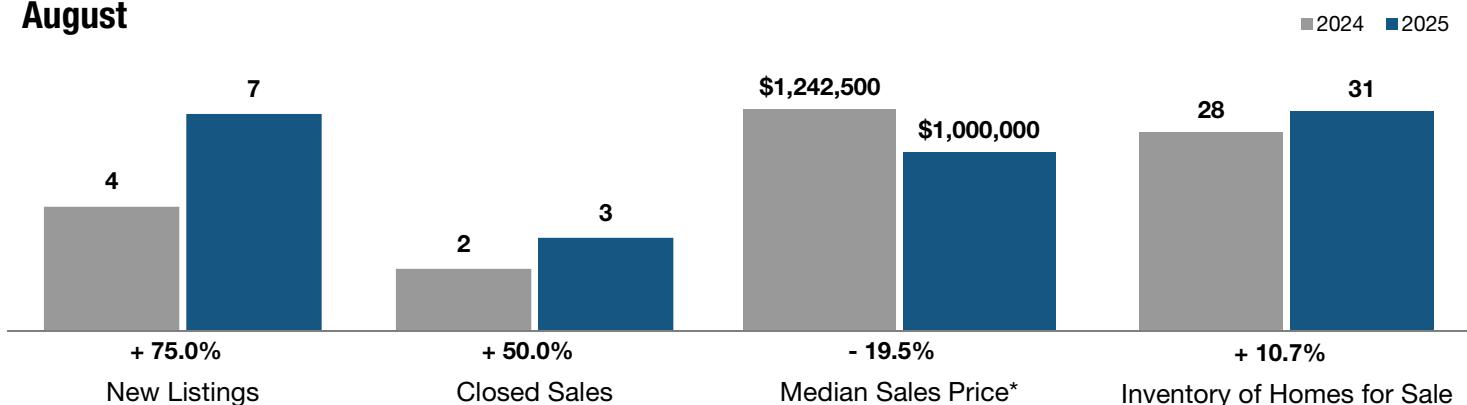


Callawassie Island

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	7	+ 75.0%	40	46	+ 15.0%
Closed Sales	2	3	+ 50.0%	23	24	+ 4.3%
Median Sales Price*	\$1,242,500	\$1,000,000	- 19.5%	\$970,000	\$1,087,500	+ 12.1%
Percent of List Price Received*	95.1%	96.1%	+ 1.1%	95.5%	95.0%	- 0.5%
Days on Market Until Sale	92	160	+ 73.9%	103	157	+ 52.4%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--

* 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

