

Local Market Update – August 2025

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



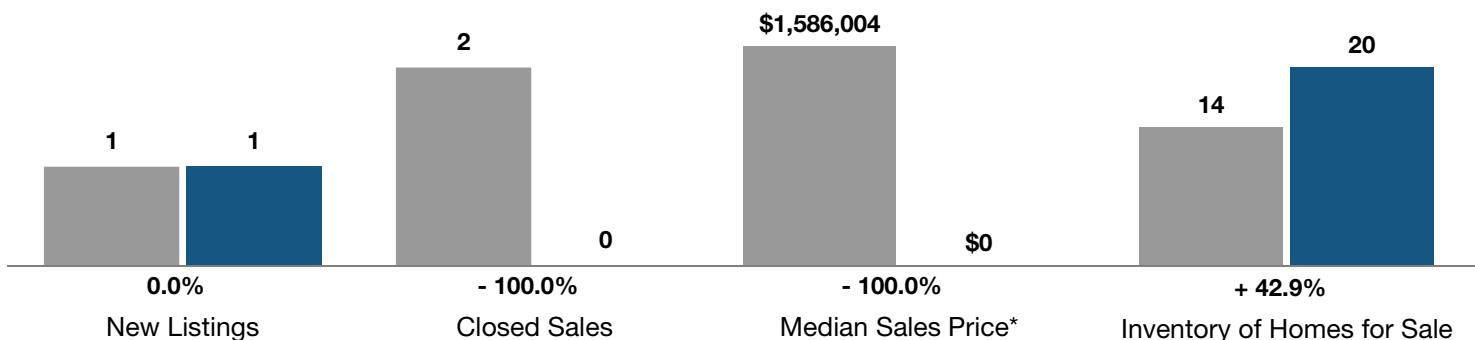
Fripp Island

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	1	0.0%	23	23	0.0%
Closed Sales	2	0	- 100.0%	11	13	+ 18.2%
Median Sales Price*	\$1,586,004	\$0	- 100.0%	\$1,182,008	\$875,000	- 26.0%
Percent of List Price Received*	97.3%	0.0%	- 100.0%	95.7%	96.2%	+ 0.5%
Days on Market Until Sale	59	0	- 100.0%	46	157	+ 241.3%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--

* 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

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
Fripp Island —

