

Local Market Update – August 2025

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



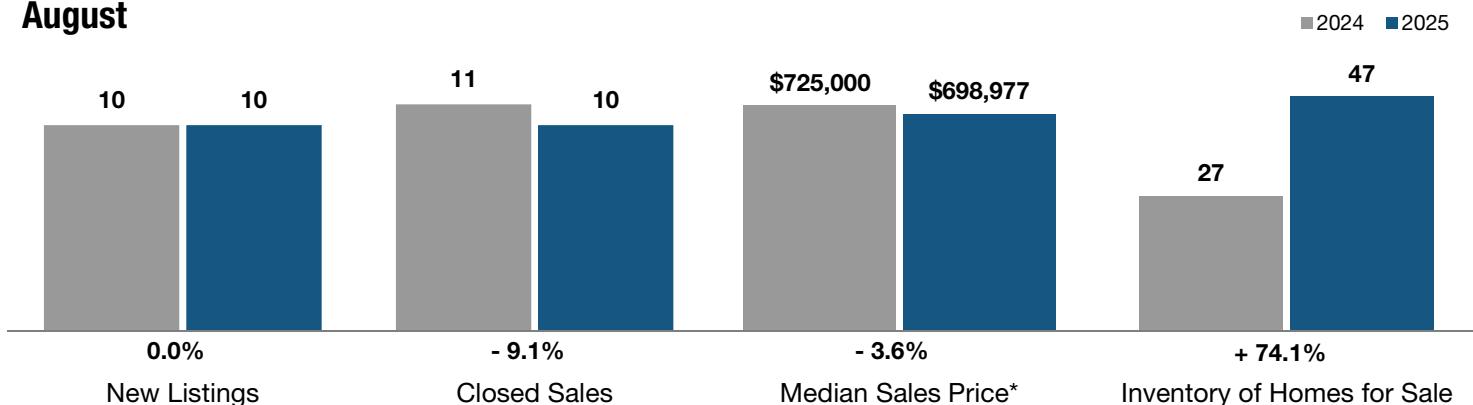
HH General

Detached Homes Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	10	0.0%	75	108	+ 44.0%
Closed Sales	11	10	- 9.1%	66	81	+ 22.7%
Median Sales Price*	\$725,000	\$698,977	- 3.6%	\$699,500	\$679,900	- 2.8%
Percent of List Price Received*	99.7%	96.6%	- 3.0%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	23	93	+ 295.2%	69	75	+ 8.6%
Inventory of Homes for Sale	27	47	+ 74.1%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

