

Local Market Update – August 2025

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

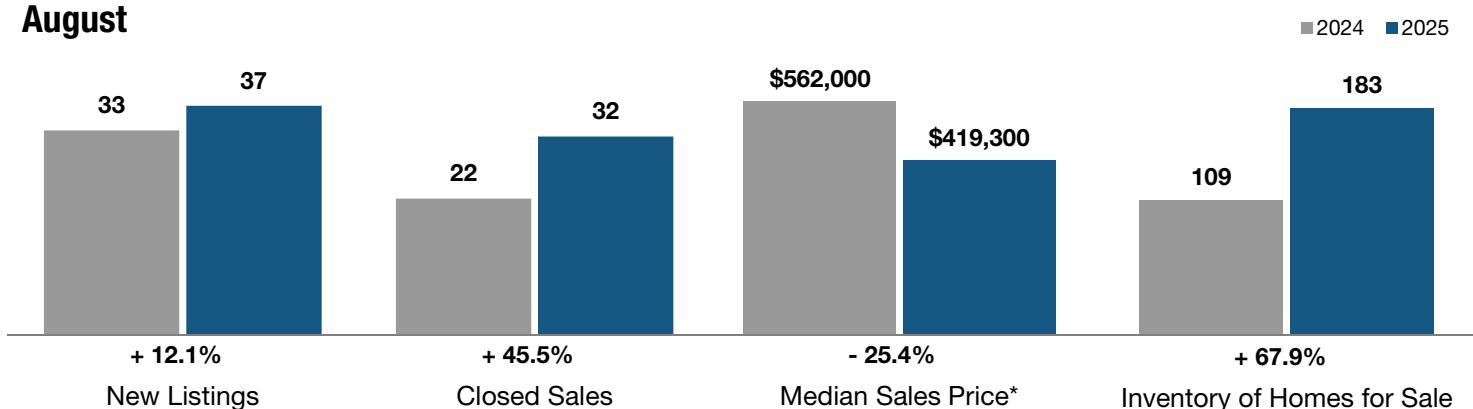


Northern Beaufort County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	33	37	+ 12.1%	372	406	+ 9.1%
Closed Sales	22	32	+ 45.5%	288	233	- 19.1%
Median Sales Price*	\$562,000	\$419,300	- 25.4%	\$474,350	\$469,500	- 1.0%
Percent of List Price Received*	96.1%	96.0%	- 0.1%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	30	84	+ 180.0%	52	81	+ 55.8%
Inventory of Homes for Sale	109	183	+ 67.9%	--	--	--

* 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



Historical Median Sales Price Rolling 12-Month Calculation

