

# Local Market Update – August 2025

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



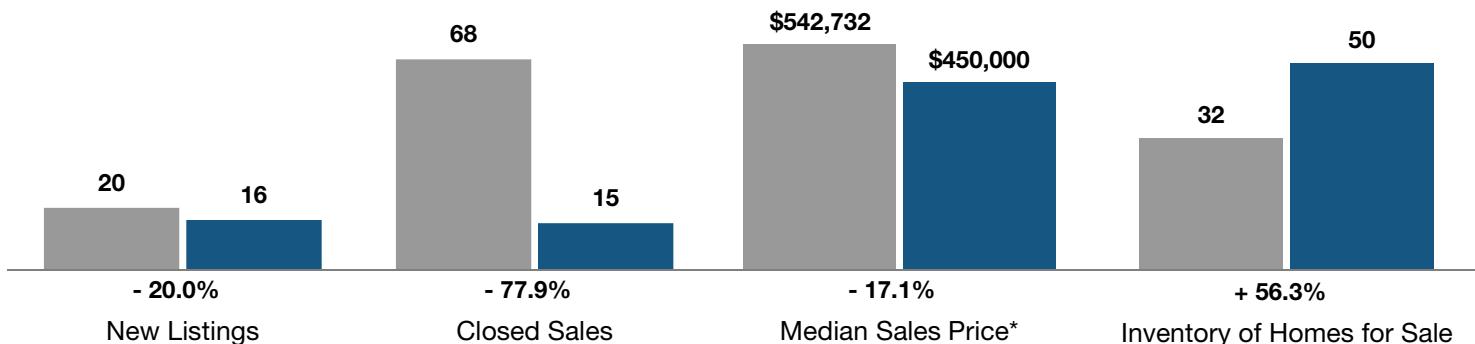
## Latitude Margaritaville

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	20	16	- 20.0%	186	149	- 19.9%
Closed Sales	68	15	- 77.9%	423	186	- 56.0%
Median Sales Price*	\$542,732	\$450,000	- 17.1%	\$513,962	\$499,702	- 2.8%
Percent of List Price Received*	100.4%	99.1%	- 1.3%	101.6%	102.1%	+ 0.5%
Days on Market Until Sale	13	92	+ 607.7%	11	57	+ 418.2%
Inventory of Homes for Sale	32	50	+ 56.3%	--	--	--

\* 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 —  
Latitude Margaritaville —

