

Local Market Update – August 2025

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



Palmetto Dunes

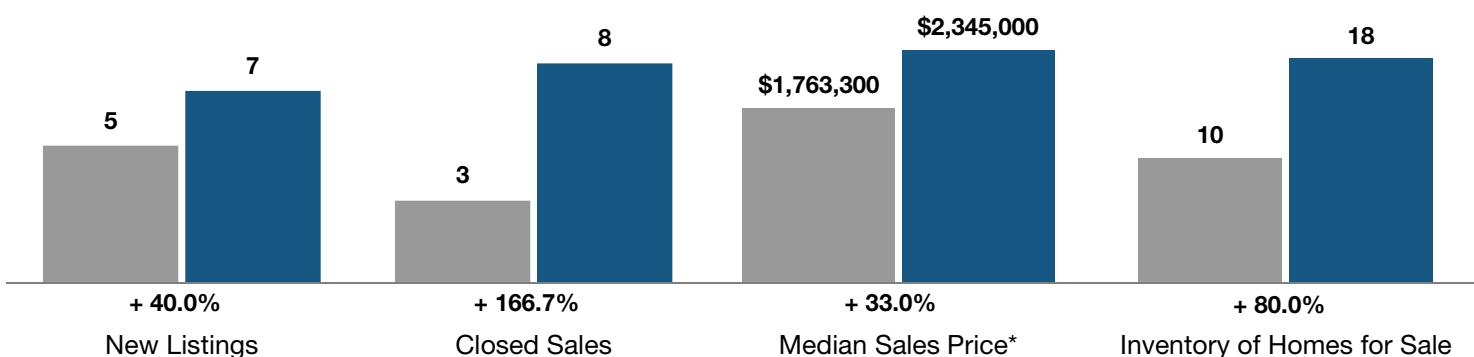
Detached Homes Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	5	7	+ 40.0%	49	45	- 8.2%
Closed Sales	3	8	+ 166.7%	35	39	+ 11.4%
Median Sales Price*	\$1,763,300	\$2,345,000	+ 33.0%	\$1,770,000	\$1,895,000	+ 7.1%
Percent of List Price Received*	94.1%	94.7%	+ 0.7%	95.4%	96.2%	+ 0.7%
Days on Market Until Sale	125	103	- 18.2%	70	75	+ 5.8%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--

* 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 —
Palmetto Dunes —

