

# Local Market Update – August 2025

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



## Shipyard

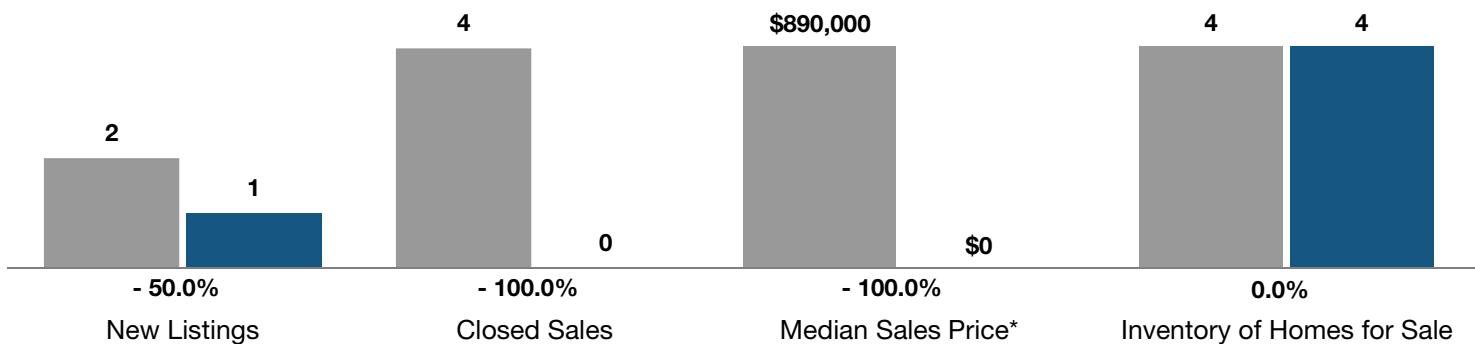
Detached Homes Only

| Key Metrics                     | August    |      |                | Year to Date |           |                |
|---------------------------------|-----------|------|----------------|--------------|-----------|----------------|
|                                 | 2024      | 2025 | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                    | 2         | 1    | - 50.0%        | 11           | 14        | + 27.3%        |
| Closed Sales                    | 4         | 0    | - 100.0%       | 8            | 8         | 0.0%           |
| Median Sales Price*             | \$890,000 | \$0  | - 100.0%       | \$1,075,000  | \$899,950 | - 16.3%        |
| Percent of List Price Received* | 94.9%     | 0.0% | - 100.0%       | 92.5%        | 97.6%     | + 5.6%         |
| Days on Market Until Sale       | 102       | 0    | - 100.0%       | 83           | 79        | - 5.1%         |
| Inventory of Homes for Sale     | 4         | 4    | 0.0%           | --           | --        | --             |

\* 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 —  
Shipyard —

