

Local Market Update – October 2025

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

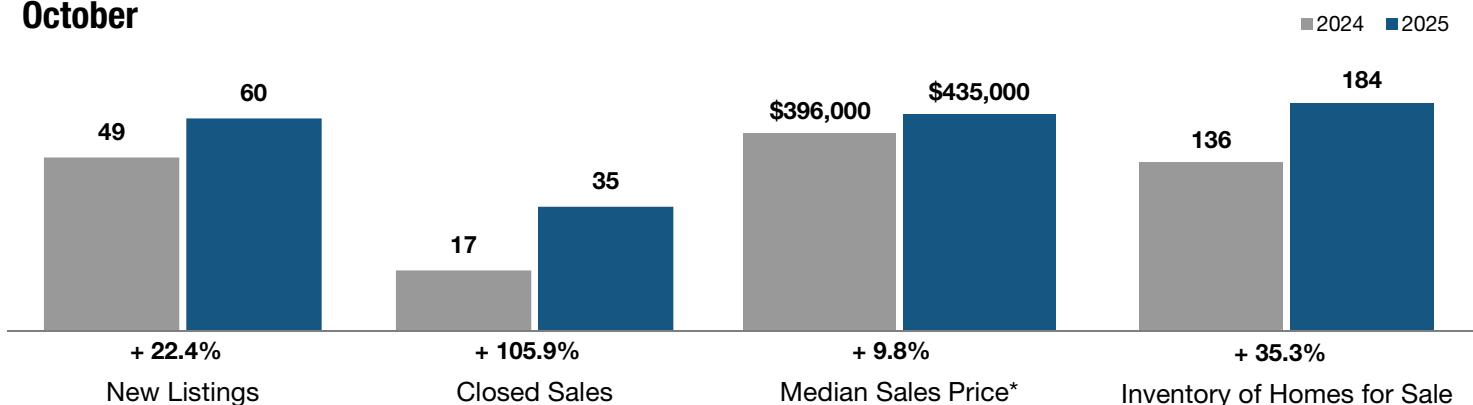


Northern Beaufort County

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	49	60	+ 22.4%	461	513	+ 11.3%
Closed Sales	17	35	+ 105.9%	319	290	- 9.1%
Median Sales Price*	\$396,000	\$435,000	+ 9.8%	\$465,000	\$465,000	0.0%
Percent of List Price Received*	96.4%	97.1%	+ 0.7%	97.3%	97.0%	- 0.3%
Days on Market Until Sale	64	88	+ 37.5%	52	87	+ 67.3%
Inventory of Homes for Sale	136	184	+ 35.3%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

