

Local Market Update – October 2025

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



Shipyard

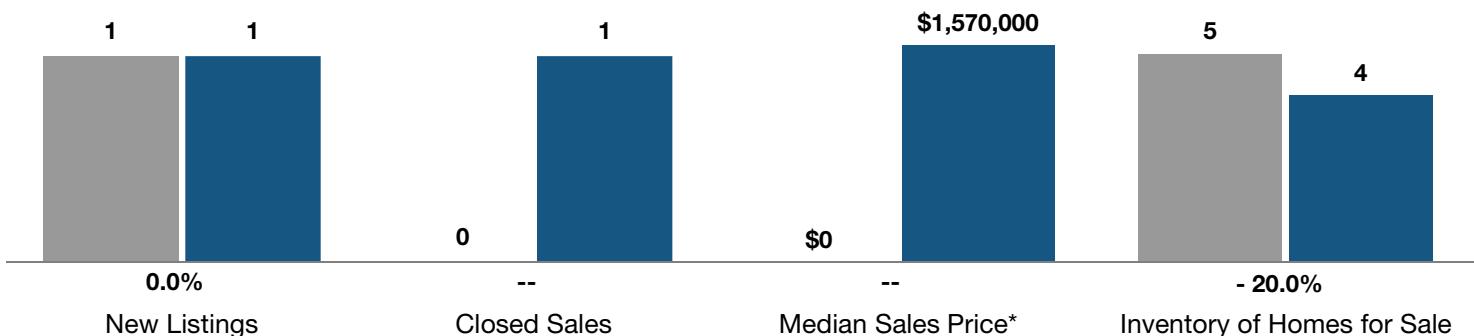
Detached Homes Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	1	0.0%	13	16	+ 23.1%
Closed Sales	0	1	--	10	11	+ 10.0%
Median Sales Price*	\$0	\$1,570,000	--	\$962,500	\$900,000	- 6.5%
Percent of List Price Received*	0.0%	95.2%	--	93.3%	97.3%	+ 4.3%
Days on Market Until Sale	0	136	--	77	80	+ 4.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--

* 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.

October

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
Shipyard —

