

Local Market Update – October 2025

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



Shipyard

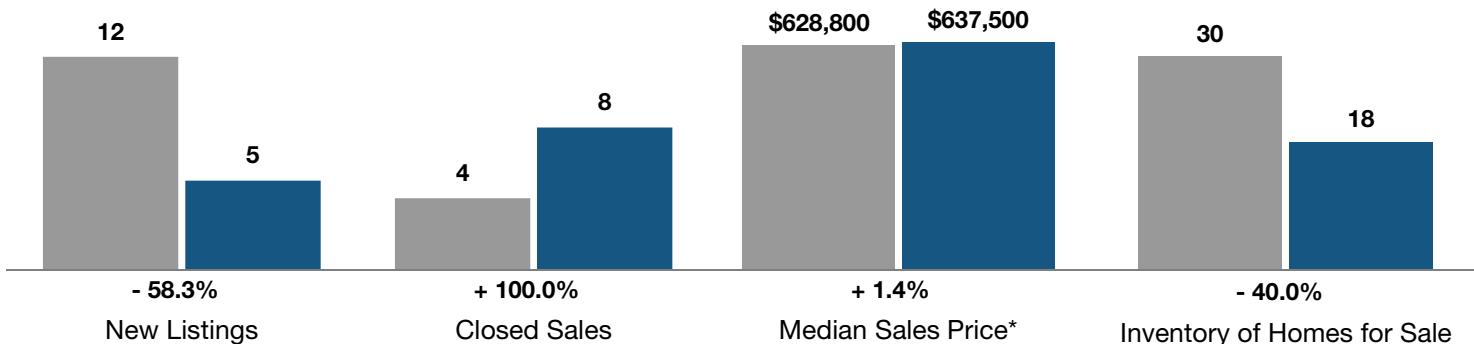
Condos / Villas Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	5	- 58.3%	80	76	- 5.0%
Closed Sales	4	8	+ 100.0%	66	62	- 6.1%
Median Sales Price*	\$628,800	\$637,500	+ 1.4%	\$622,500	\$614,950	- 1.2%
Percent of List Price Received*	98.3%	97.5%	- 0.8%	97.3%	96.7%	- 0.6%
Days on Market Until Sale	141	116	- 17.8%	71	102	+ 43.7%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--

* 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 —

