

Local Market Update – December 2025

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

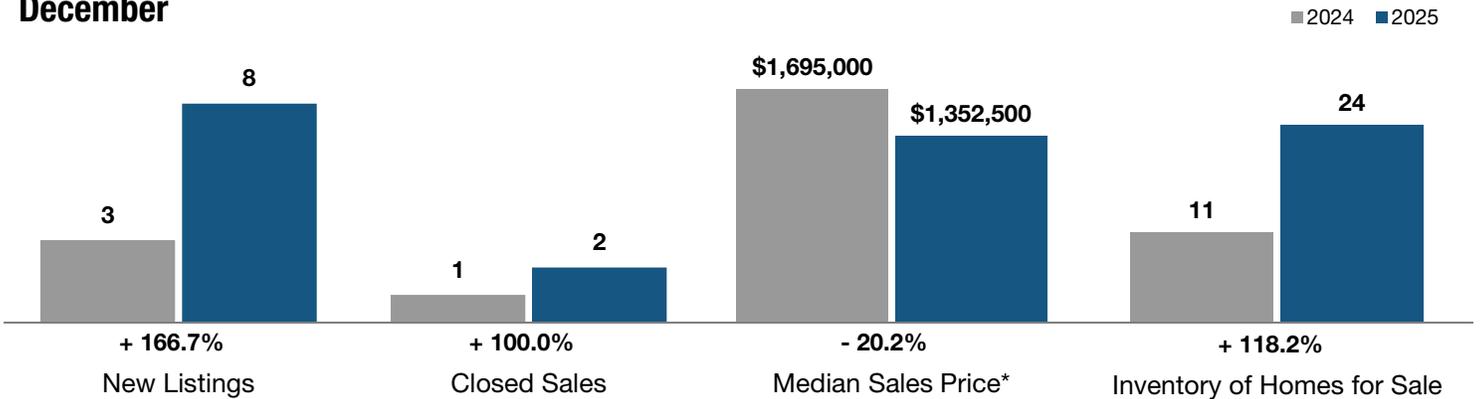


Berkeley Hall

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	8	+ 166.7%	42	63	+ 50.0%
Closed Sales	1	2	+ 100.0%	31	36	+ 16.1%
Median Sales Price*	\$1,695,000	\$1,352,500	- 20.2%	\$1,495,000	\$1,643,750	+ 9.9%
Percent of List Price Received*	100.0%	98.6%	- 1.4%	96.8%	96.0%	- 0.8%
Days on Market Until Sale	4	170	+ 4,150.0%	60	77	+ 28.3%
Inventory of Homes for Sale	11	24	+ 118.2%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

