

Local Market Update – January 2025

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



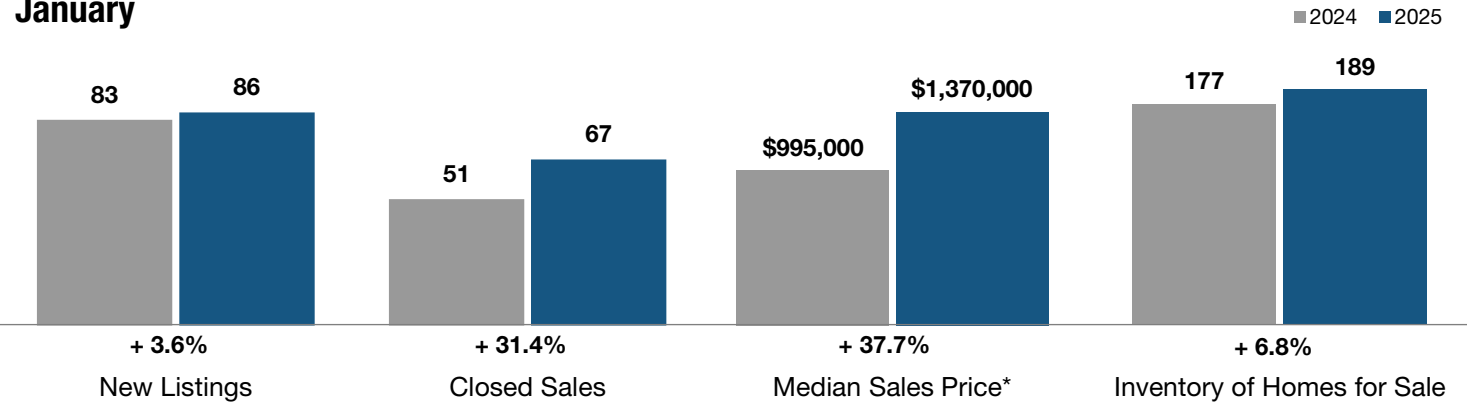
Hilton Head Totals

Detached Homes Only

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	83	86	+ 3.6%	83	86	+ 3.6%
Closed Sales	51	67	+ 31.4%	51	67	+ 31.4%
Median Sales Price*	\$995,000	\$1,370,000	+ 37.7%	\$995,000	\$1,370,000	+ 37.7%
Percent of List Price Received*	95.6%	97.2%	+ 1.7%	95.6%	97.2%	+ 1.7%
Days on Market Until Sale	61	62	+ 2.3%	61	62	+ 2.3%
Inventory of Homes for Sale	177	189	+ 6.8%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

