

Local Market Update – February 2025

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

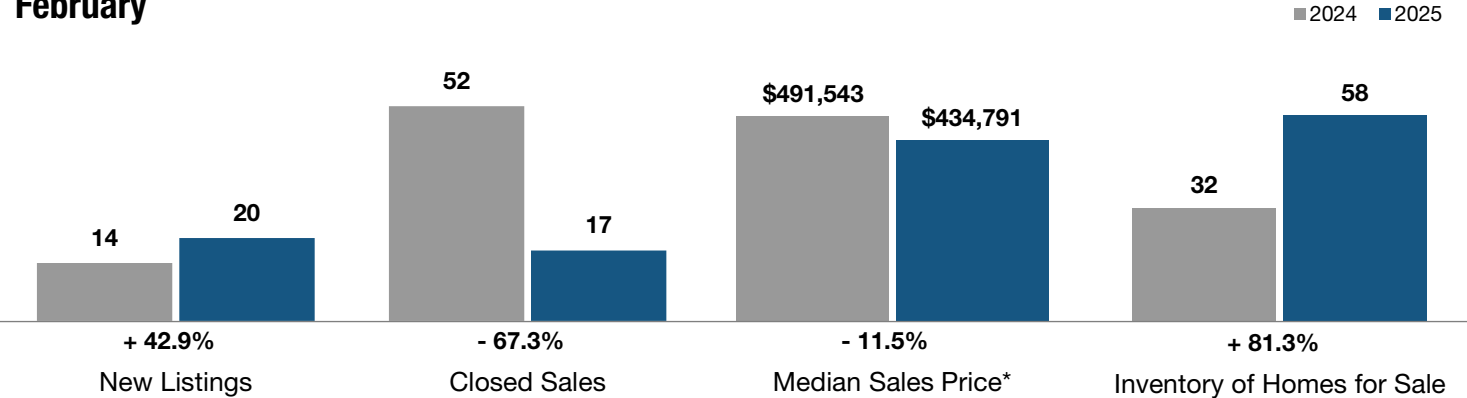


Latitude Margaritaville

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	14	20	+ 42.9%	43	42	- 2.3%
Closed Sales	52	17	- 67.3%	87	27	- 69.0%
Median Sales Price*	\$491,543	\$434,791	- 11.5%	\$514,343	\$445,000	- 13.5%
Percent of List Price Received*	104.6%	100.4%	- 4.0%	103.3%	100.1%	- 3.1%
Days on Market Until Sale	5	16	+ 220.0%	9	28	+ 211.1%
Inventory of Homes for Sale	32	58	+ 81.3%	--	--	--

* 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.

February



Historical Median Sales Price

Rolling 12-Month Calculation

