

Local Market Update – February 2025

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

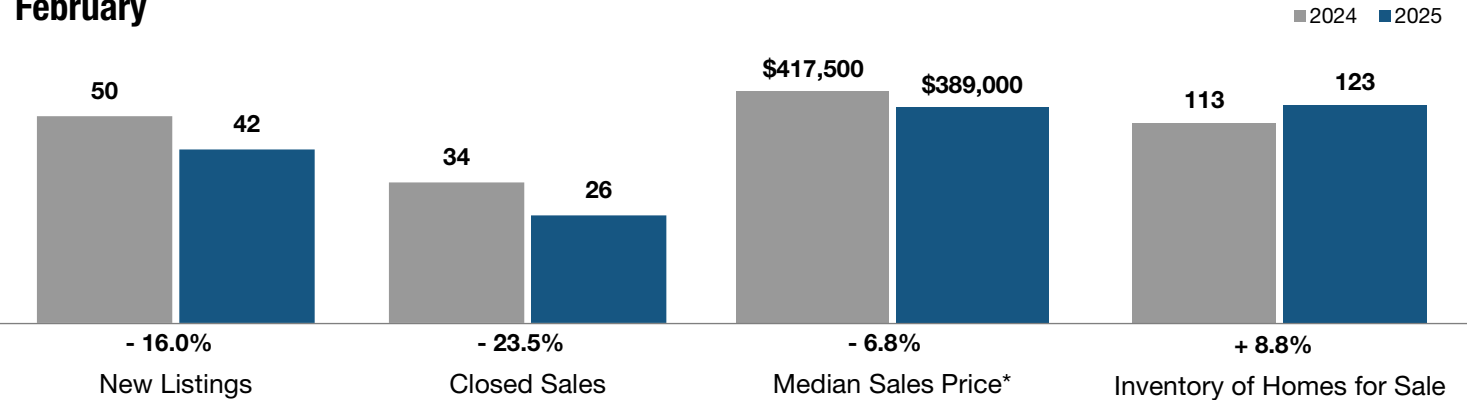


Northern Beaufort County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	50	42	- 16.0%	93	83	- 10.8%
Closed Sales	34	26	- 23.5%	54	42	- 22.2%
Median Sales Price*	\$417,500	\$389,000	- 6.8%	\$439,500	\$398,000	- 9.4%
Percent of List Price Received*	97.2%	96.7%	- 0.5%	96.9%	96.7%	- 0.2%
Days on Market Until Sale	59	61	+ 3.4%	60	64	+ 6.7%
Inventory of Homes for Sale	113	123	+ 8.8%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

