

Local Market Update – April 2025

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



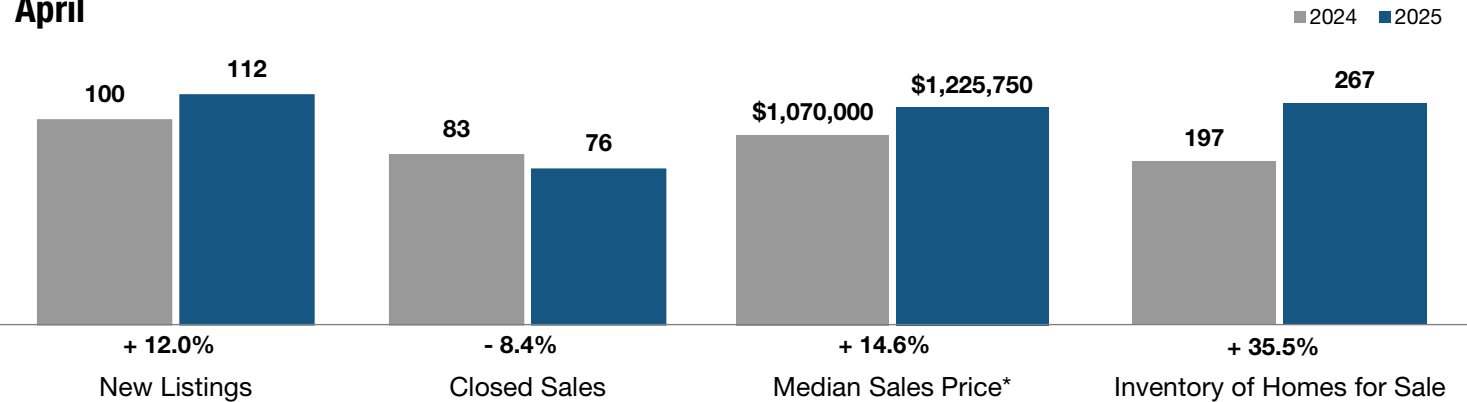
Hilton Head Totals

Detached Homes Only

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	100	112	+ 12.0%	369	447	+ 21.1%
Closed Sales	83	76	- 8.4%	268	294	+ 9.7%
Median Sales Price*	\$1,070,000	\$1,225,750	+ 14.6%	\$1,050,000	\$1,247,200	+ 18.8%
Percent of List Price Received*	96.3%	97.1%	+ 0.8%	96.5%	96.9%	+ 0.4%
Days on Market Until Sale	51	59	+ 15.6%	53	51	- 3.1%
Inventory of Homes for Sale	197	267	+ 35.5%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

