

Local Market Update – April 2025

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



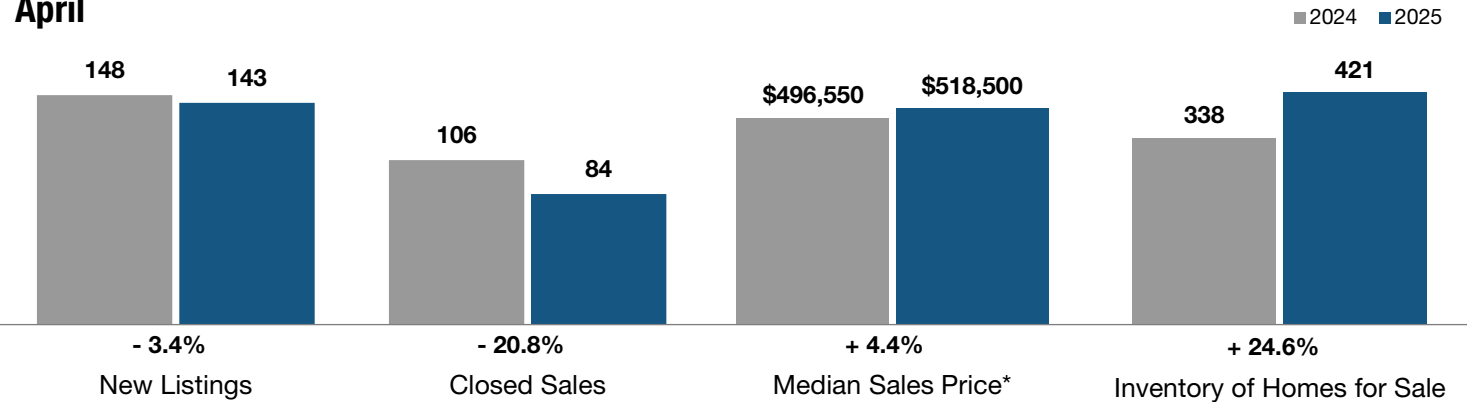
Hilton Head Totals

Condos / Villas Only

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	148	143	- 3.4%	484	532	+ 9.9%
Closed Sales	106	84	- 20.8%	335	281	- 16.1%
Median Sales Price*	\$496,550	\$518,500	+ 4.4%	\$505,000	\$545,000	+ 7.9%
Percent of List Price Received*	96.9%	97.5%	+ 0.5%	96.7%	96.6%	- 0.1%
Days on Market Until Sale	54	64	+ 19.6%	60	76	+ 26.7%
Inventory of Homes for Sale	338	421	+ 24.6%	--	--	--

* 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

