

Local Market Update – April 2025

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

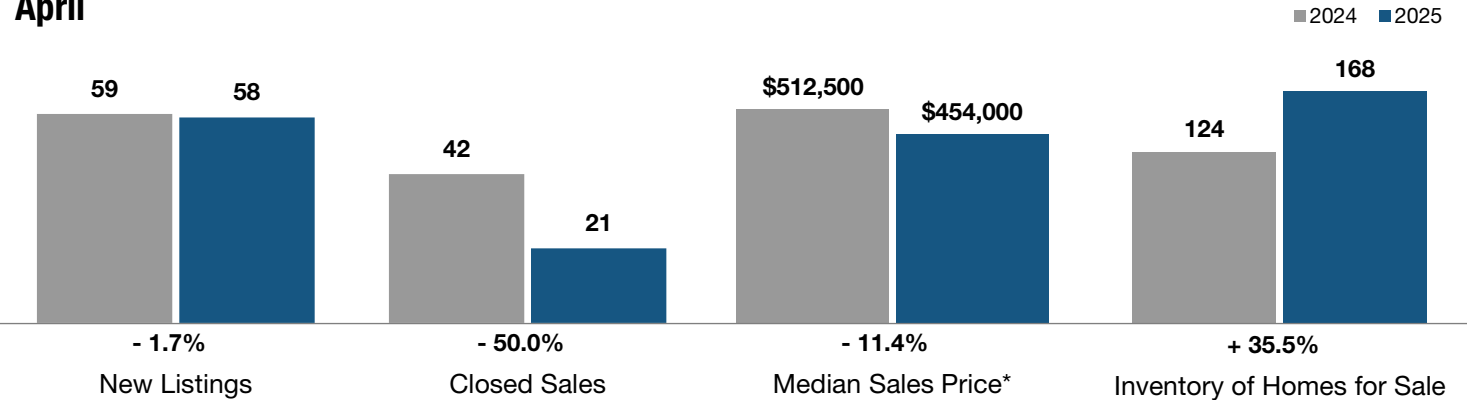


Northern Beaufort County

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	59	58	- 1.7%	204	202	- 1.0%
Closed Sales	42	21	- 50.0%	133	90	- 32.3%
Median Sales Price*	\$512,500	\$454,000	- 11.4%	\$429,900	\$440,000	+ 2.3%
Percent of List Price Received*	98.4%	95.3%	- 3.2%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	52	53	+ 1.9%	52	74	+ 42.3%
Inventory of Homes for Sale	124	168	+ 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

