

Local Market Update – May 2025

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

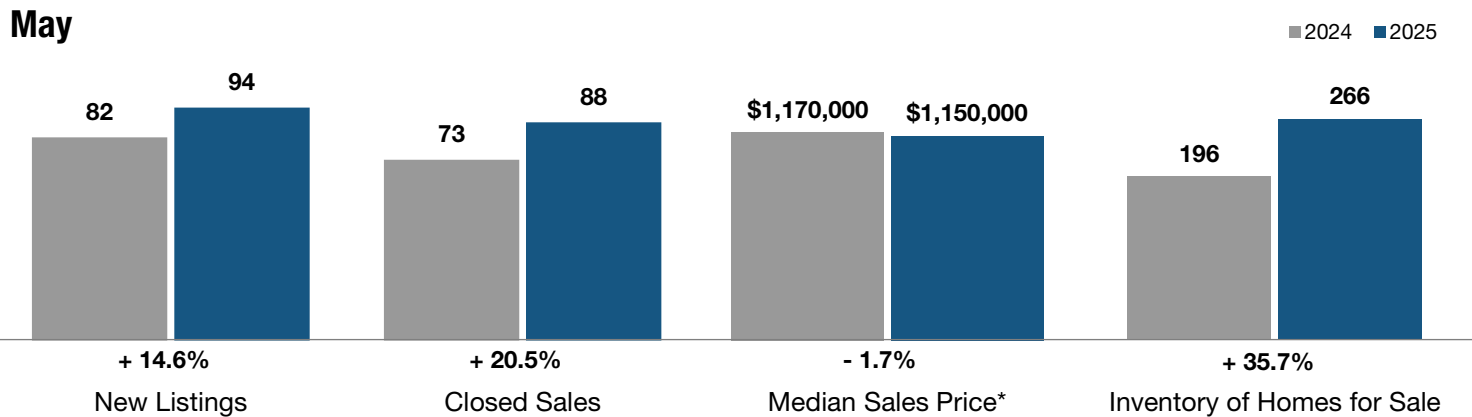


Hilton Head Totals

Detached Homes Only

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	82	94	+ 14.6%	451	541	+ 20.0%
Closed Sales	73	88	+ 20.5%	341	383	+ 12.3%
Median Sales Price*	\$1,170,000	\$1,150,000	- 1.7%	\$1,075,000	\$1,200,000	+ 11.6%
Percent of List Price Received*	97.3%	96.5%	- 0.8%	96.7%	96.8%	+ 0.1%
Days on Market Until Sale	33	41	+ 23.2%	48	49	+ 0.3%
Inventory of Homes for Sale	196	266	+ 35.7%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

