

# Local Market Update – May 2025

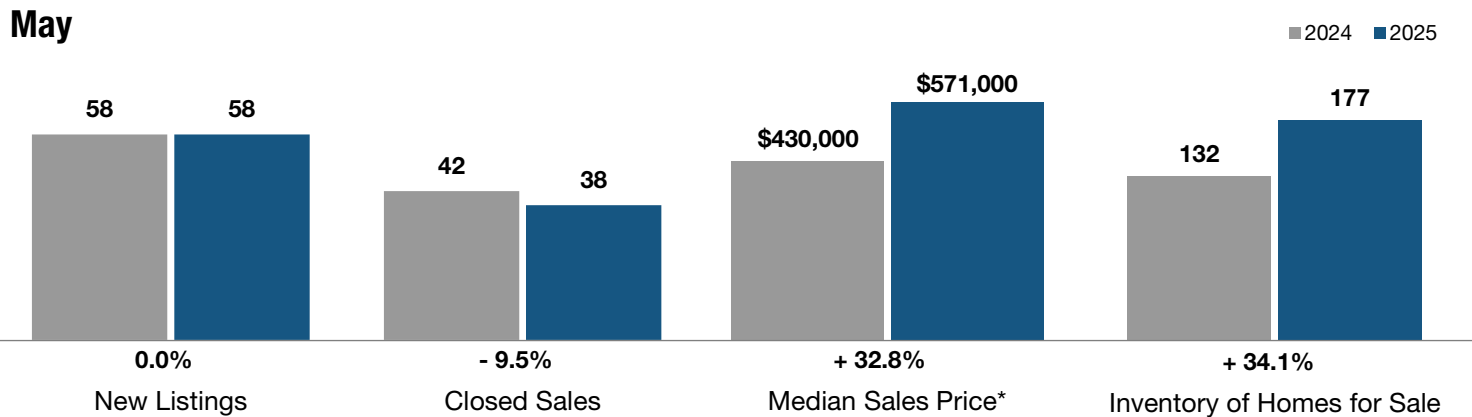
A Research Tool Provided by RESides, Inc. and the  
Hilton Head Area Association of REALTORS®



## Northern Beaufort County

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	58	58	0.0%	262	260	- 0.8%
Closed Sales	42	38	- 9.5%	175	128	- 26.9%
Median Sales Price*	\$430,000	\$571,000	+ 32.8%	\$429,900	\$466,500	+ 8.5%
Percent of List Price Received*	97.9%	97.6%	- 0.3%	97.5%	97.1%	- 0.4%
Days on Market Until Sale	68	67	- 1.5%	56	72	+ 28.6%
Inventory of Homes for Sale	132	177	+ 34.1%	--	--	--

\* 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

