

Local Market Update – May 2025

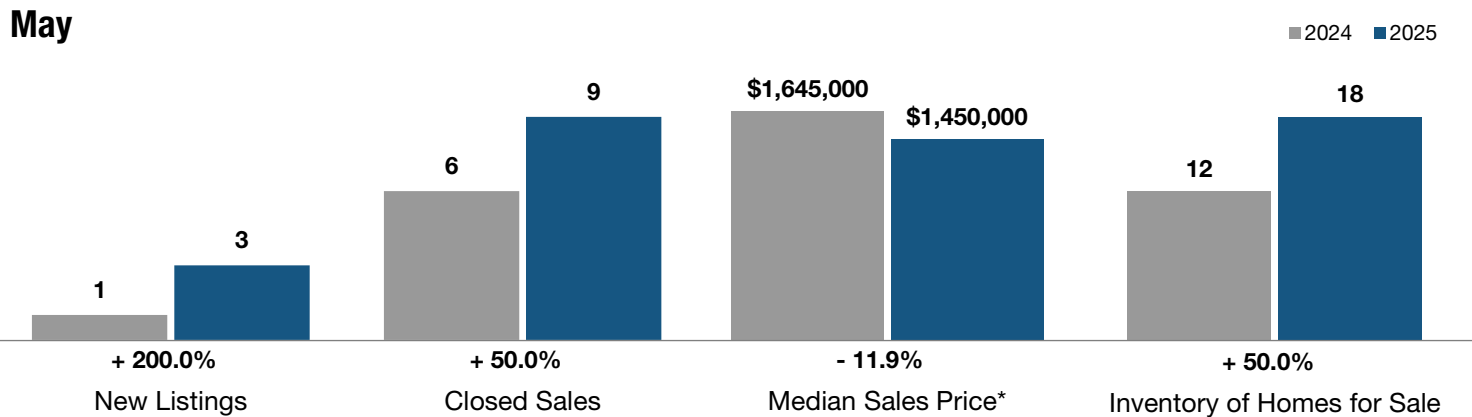
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



Berkeley Hall

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	3	+ 200.0%	20	30	+ 50.0%
Closed Sales	6	9	+ 50.0%	21	17	- 19.0%
Median Sales Price*	\$1,645,000	\$1,450,000	- 11.9%	\$1,300,000	\$1,450,000	+ 11.5%
Percent of List Price Received*	98.9%	95.9%	- 3.0%	97.0%	96.4%	- 0.6%
Days on Market Until Sale	22	32	+ 45.5%	72	28	- 61.1%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--

* 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

