

Local Market Update – July 2025

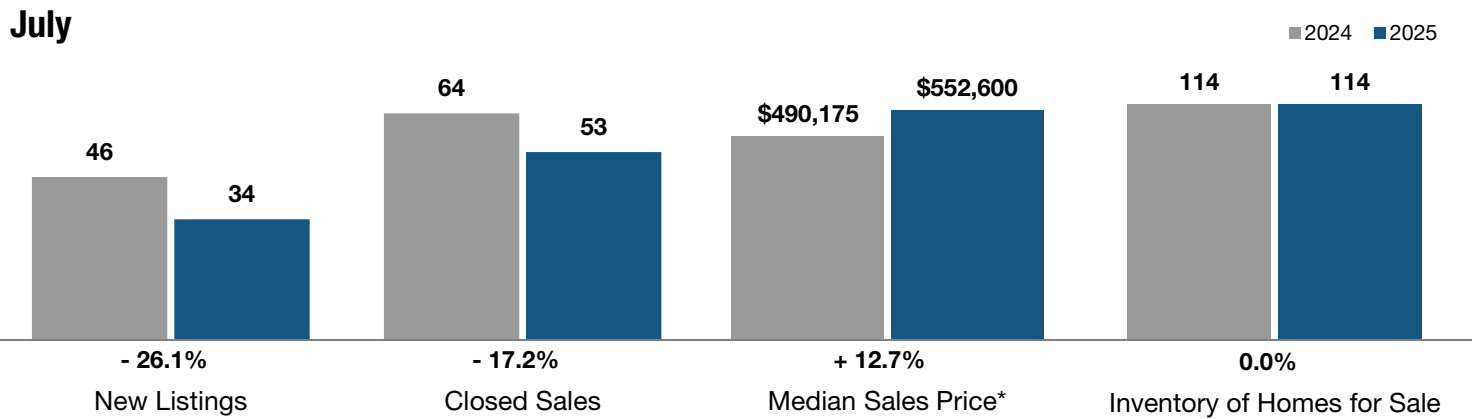
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



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Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	46	34	- 26.1%	311	293	- 5.8%
Closed Sales	64	53	- 17.2%	426	318	- 25.4%
Median Sales Price*	\$490,175	\$552,600	+ 12.7%	\$499,156	\$473,656	- 5.1%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	101.3%	100.6%	- 0.7%
Days on Market Until Sale	16	123	+ 668.8%	17	80	+ 370.6%
Inventory of Homes for Sale	114	114	0.0%	--	--	--

* 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

