

Local Market Update – July 2025

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



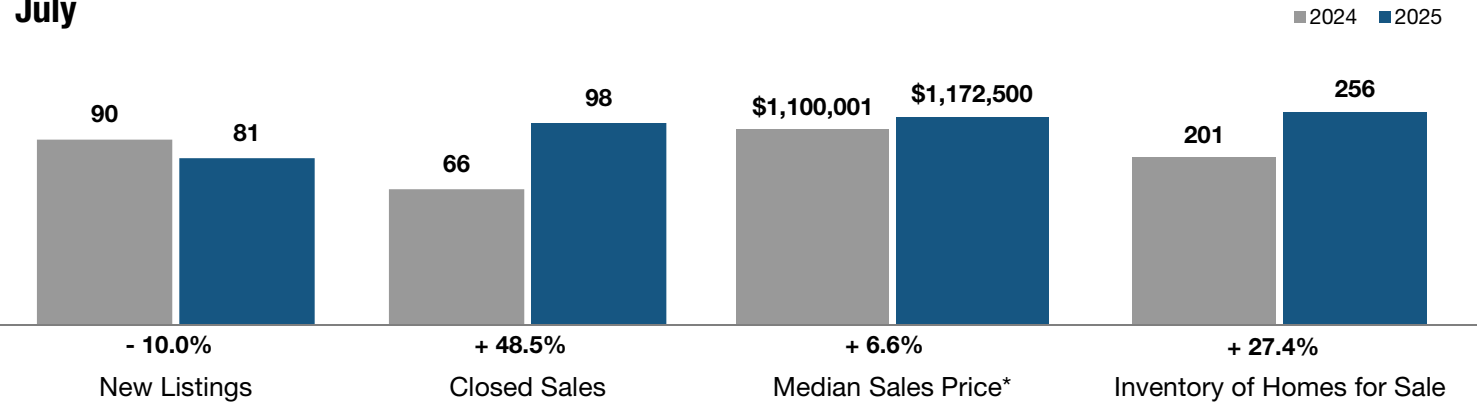
Hilton Head Totals

Detached Homes Only

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	90	81	- 10.0%	628	727	+ 15.8%
Closed Sales	66	98	+ 48.5%	474	554	+ 16.9%
Median Sales Price*	\$1,100,001	\$1,172,500	+ 6.6%	\$1,100,000	\$1,182,500	+ 7.5%
Percent of List Price Received*	97.7%	96.9%	- 0.9%	97.0%	96.9%	- 0.1%
Days on Market Until Sale	34	81	+ 141.5%	47	59	+ 27.1%
Inventory of Homes for Sale	201	256	+ 27.4%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

