

# Local Market Update – July 2025

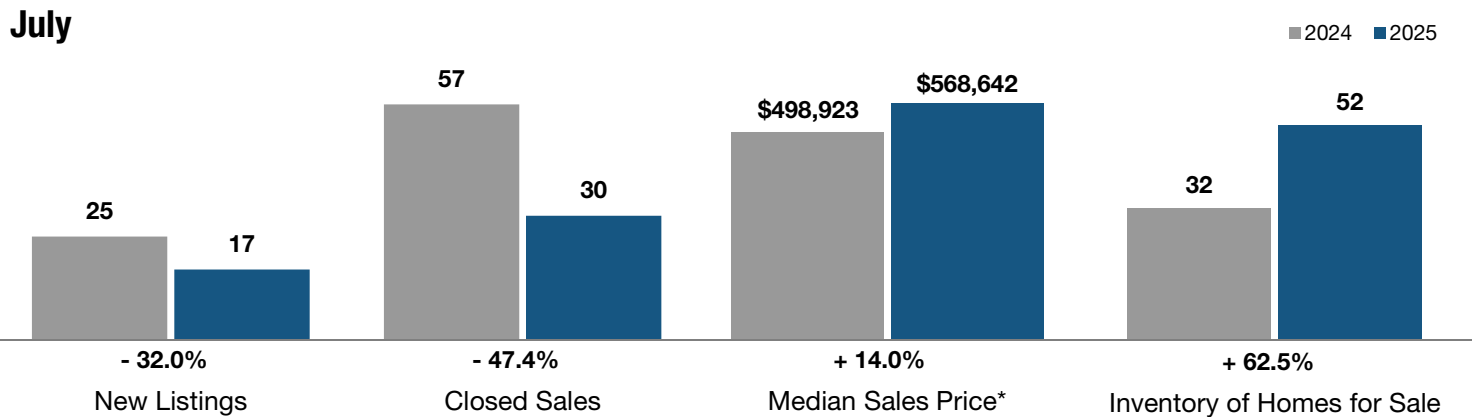
A Research Tool Provided by RESides, Inc. and the  
Hilton Head Area Association of REALTORS®



## Latitude Margaritaville

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	25	17	- 32.0%	166	133	- 19.9%
Closed Sales	57	30	- 47.4%	355	171	- 51.8%
Median Sales Price*	\$498,923	\$568,642	+ 14.0%	\$508,576	\$502,500	- 1.2%
Percent of List Price Received*	99.7%	101.5%	+ 1.8%	101.8%	102.3%	+ 0.5%
Days on Market Until Sale	14	113	+ 707.1%	11	54	+ 390.9%
Inventory of Homes for Sale	32	52	+ 62.5%	--	--	--

\* 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

