

Local Market Update – July 2025

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

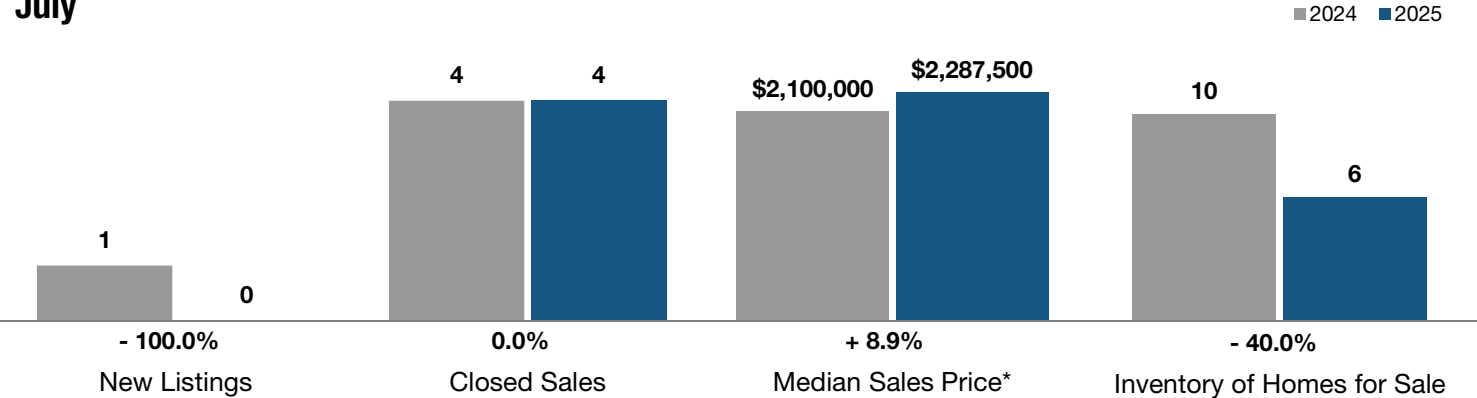


Spring Island

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	0	- 100.0%	16	8	- 50.0%
Closed Sales	4	4	0.0%	16	9	- 43.8%
Median Sales Price*	\$2,100,000	\$2,287,500	+ 8.9%	\$1,822,500	\$2,200,000	+ 20.7%
Percent of List Price Received*	92.5%	90.8%	- 1.8%	94.3%	93.9%	- 0.4%
Days on Market Until Sale	156	200	+ 28.2%	103	156	+ 51.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

