

Local Market Update – July 2025

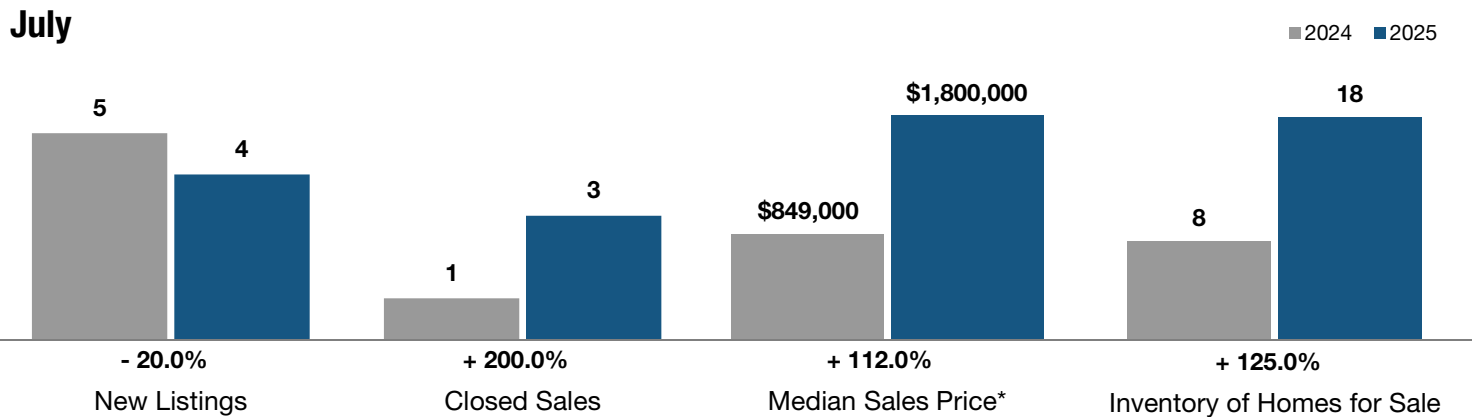
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



Berkeley Hall

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	5	4	- 20.0%	27	39	+ 44.4%
Closed Sales	1	3	+ 200.0%	25	23	- 8.0%
Median Sales Price*	\$849,000	\$1,800,000	+ 112.0%	\$1,349,000	\$1,550,000	+ 14.9%
Percent of List Price Received*	100.0%	91.5%	- 8.5%	97.3%	95.9%	- 1.4%
Days on Market Until Sale	16	87	+ 443.8%	65	42	- 35.4%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--

* 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

