

Local Market Update – July 2025

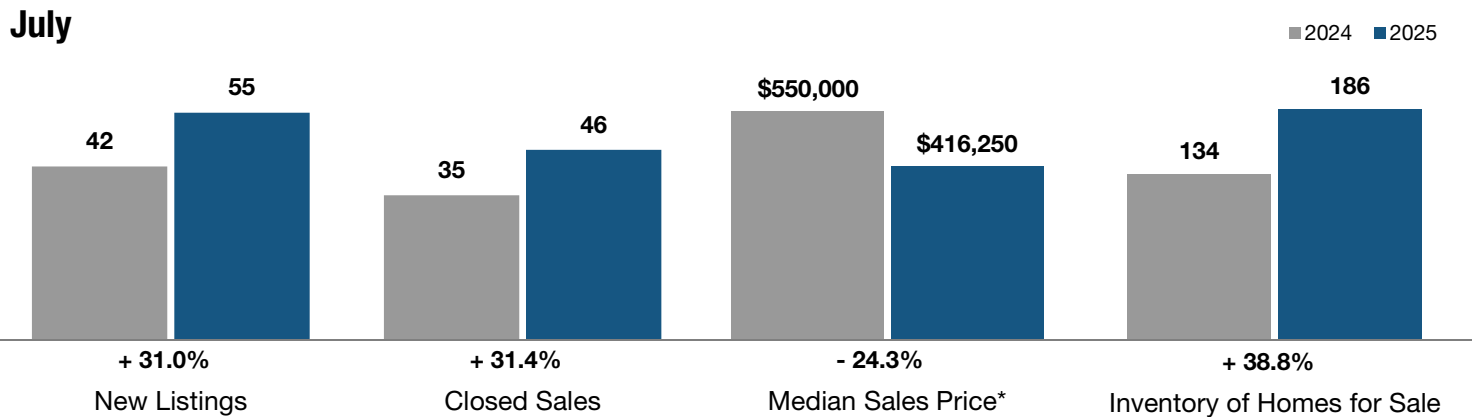
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



Northern Beaufort County

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	42	55	+ 31.0%	339	366	+ 8.0%
Closed Sales	35	46	+ 31.4%	266	201	- 24.4%
Median Sales Price*	\$550,000	\$416,250	- 24.3%	\$470,350	\$472,500	+ 0.5%
Percent of List Price Received*	96.9%	97.0%	+ 0.1%	97.4%	97.2%	- 0.2%
Days on Market Until Sale	49	107	+ 118.4%	54	81	+ 50.0%
Inventory of Homes for Sale	134	186	+ 38.8%	--	--	--

* 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

