

Local Market Update – August 2025

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



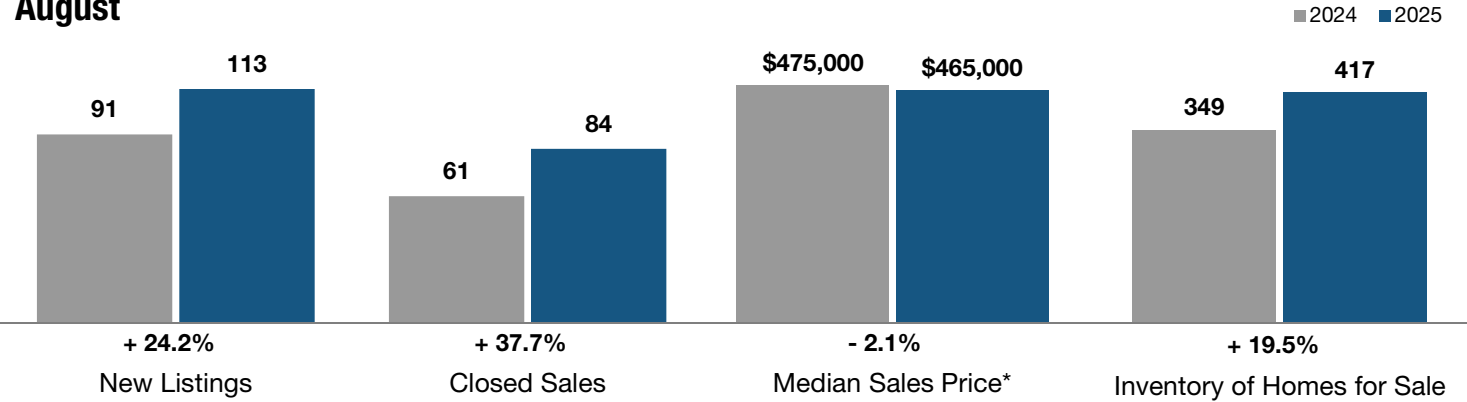
Hilton Head Totals

Condos / Villas Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	91	113	+ 24.2%	874	947	+ 8.4%
Closed Sales	61	84	+ 37.7%	655	602	- 8.1%
Median Sales Price*	\$475,000	\$465,000	- 2.1%	\$520,000	\$525,000	+ 1.0%
Percent of List Price Received*	96.4%	95.9%	- 0.6%	96.9%	96.5%	- 0.4%
Days on Market Until Sale	63	130	+ 107.5%	61	84	+ 36.4%
Inventory of Homes for Sale	349	417	+ 19.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

