

# Local Market Update – August 2025

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



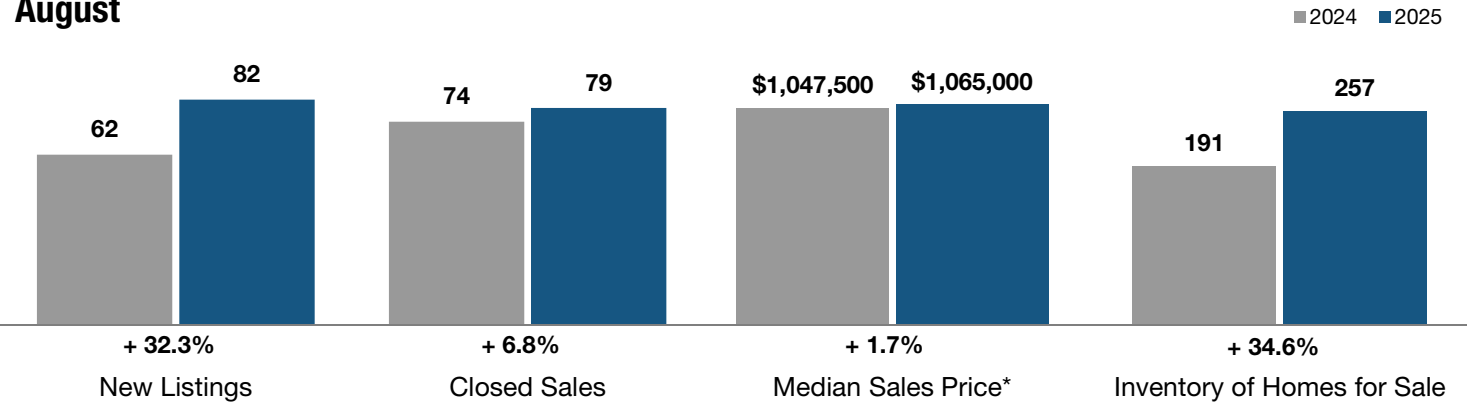
## Hilton Head Totals

Detached Homes Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	62	82	+ 32.3%	690	810	+ 17.4%
Closed Sales	74	79	+ 6.8%	548	633	+ 15.5%
Median Sales Price*	\$1,047,500	\$1,065,000	+ 1.7%	\$1,080,000	\$1,175,000	+ 8.8%
Percent of List Price Received*	97.5%	96.3%	- 1.2%	97.0%	96.8%	- 0.2%
Days on Market Until Sale	45	94	+ 112.0%	46	64	+ 37.5%
Inventory of Homes for Sale	191	257	+ 34.6%	--	--	--

\* 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

