

Local Market Update – August 2025

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

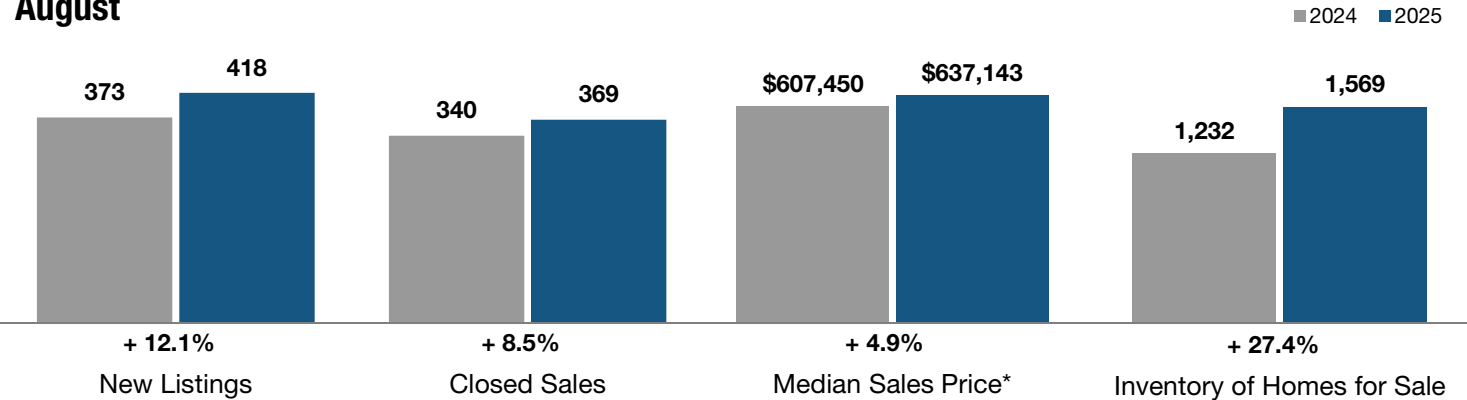


Southern Beaufort County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	373	418	+ 12.1%	3,642	4,080	+ 12.0%
Closed Sales	340	369	+ 8.5%	2,740	2,815	+ 2.7%
Median Sales Price*	\$607,450	\$637,143	+ 4.9%	\$610,324	\$625,358	+ 2.5%
Percent of List Price Received*	97.3%	96.7%	- 0.6%	97.3%	96.9%	- 0.4%
Days on Market Until Sale	51	119	+ 133.3%	55	77	+ 40.0%
Inventory of Homes for Sale	1,232	1,569	+ 27.4%	--	--	--

* 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

