

Local Market Update – October 2025

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



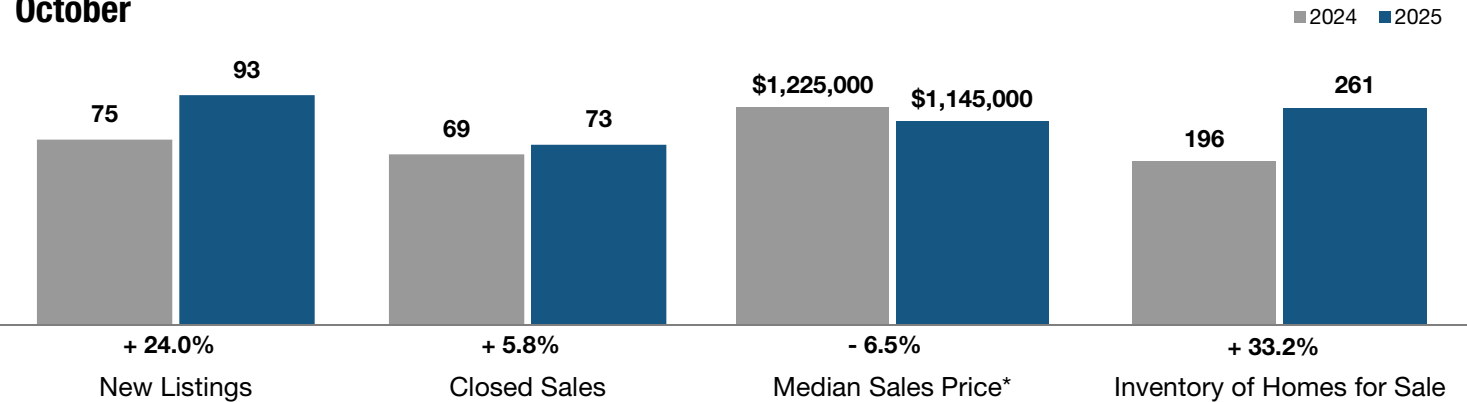
Hilton Head Totals

Detached Homes Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	75	93	+ 24.0%	843	1,006	+ 19.3%
Closed Sales	69	73	+ 5.8%	679	782	+ 15.2%
Median Sales Price*	\$1,225,000	\$1,145,000	- 6.5%	\$1,100,000	\$1,182,500	+ 7.5%
Percent of List Price Received*	95.9%	96.4%	+ 0.5%	96.9%	96.7%	- 0.2%
Days on Market Until Sale	55	100	+ 80.5%	49	73	+ 48.5%
Inventory of Homes for Sale	196	261	+ 33.2%	--	--	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

