

Local Market Update – October 2025

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

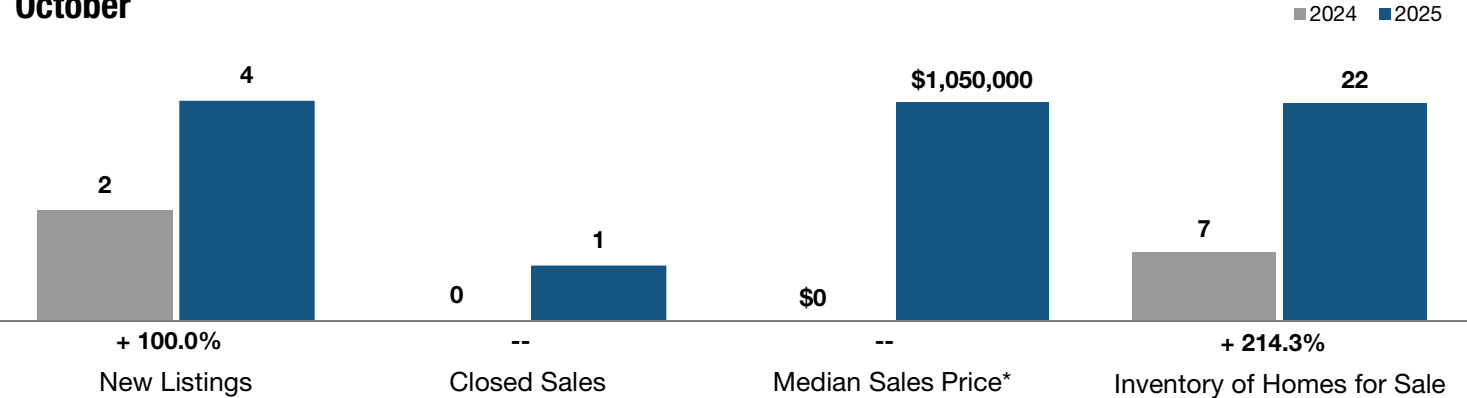


Berkeley Hall

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	4	+ 100.0%	31	51	+ 64.5%
Closed Sales	0	1	--	30	29	- 3.3%
Median Sales Price*	\$0	\$1,050,000	--	\$1,492,500	\$1,625,000	+ 8.9%
Percent of List Price Received*	0.0%	91.7%	--	96.7%	95.7%	- 1.0%
Days on Market Until Sale	0	56	--	62	63	+ 1.6%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--

* 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

