

Local Market Update – December 2025

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

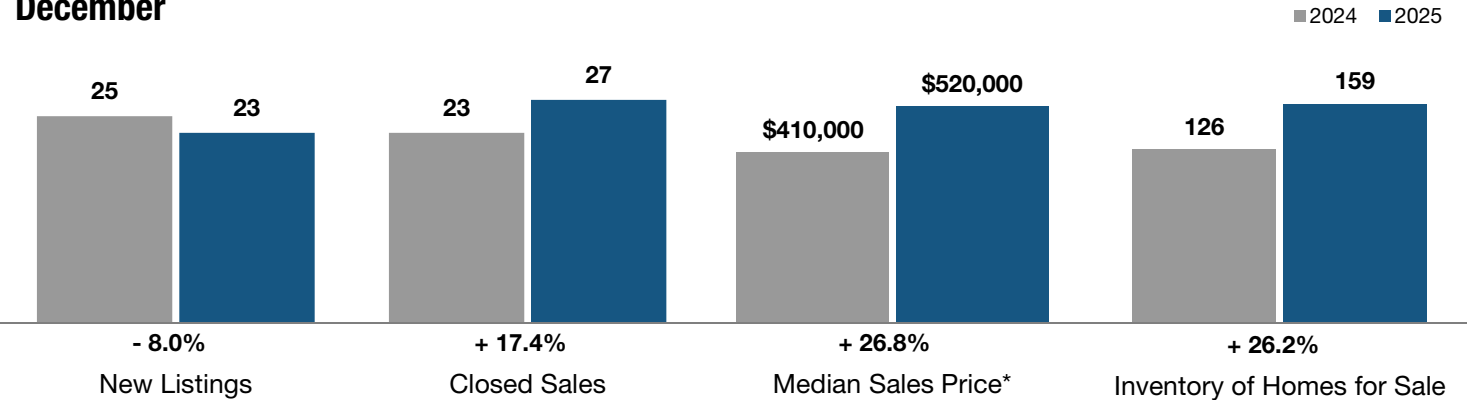


Northern Beaufort County

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	25	23	- 8.0%	513	561	+ 9.4%
Closed Sales	23	27	+ 17.4%	375	341	- 9.1%
Median Sales Price*	\$410,000	\$520,000	+ 26.8%	\$465,000	\$472,500	+ 1.6%
Percent of List Price Received*	96.3%	97.3%	+ 1.0%	97.1%	97.1%	0.0%
Days on Market Until Sale	68	123	+ 80.9%	54	92	+ 70.4%
Inventory of Homes for Sale	126	159	+ 26.2%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

