

Local Market Update – January 2025

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



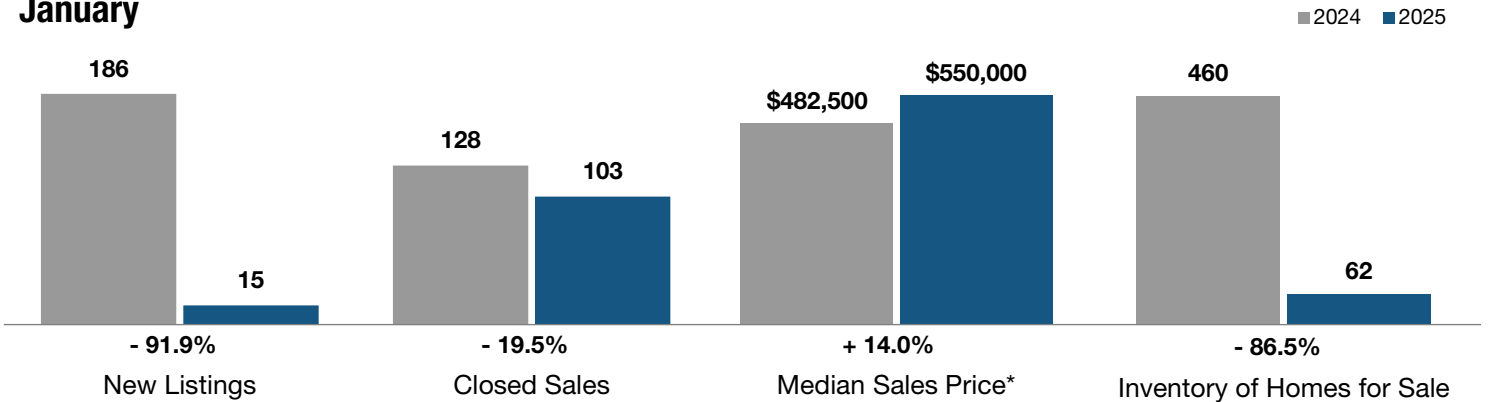
Hilton Head Totals

Condos / Villas Only

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	186	15	- 91.9%	186	15	- 91.9%
Closed Sales	128	103	- 19.5%	128	103	- 19.5%
Median Sales Price*	\$482,500	\$550,000	+ 14.0%	\$482,500	\$550,000	+ 14.0%
Percent of List Price Received*	95.9%	96.1%	+ 0.2%	95.9%	96.1%	+ 0.2%
Days on Market Until Sale	94	143	+ 52.7%	94	143	+ 52.7%
Inventory of Homes for Sale	460	62	- 86.5%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

