

# Local Market Update – February 2025

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



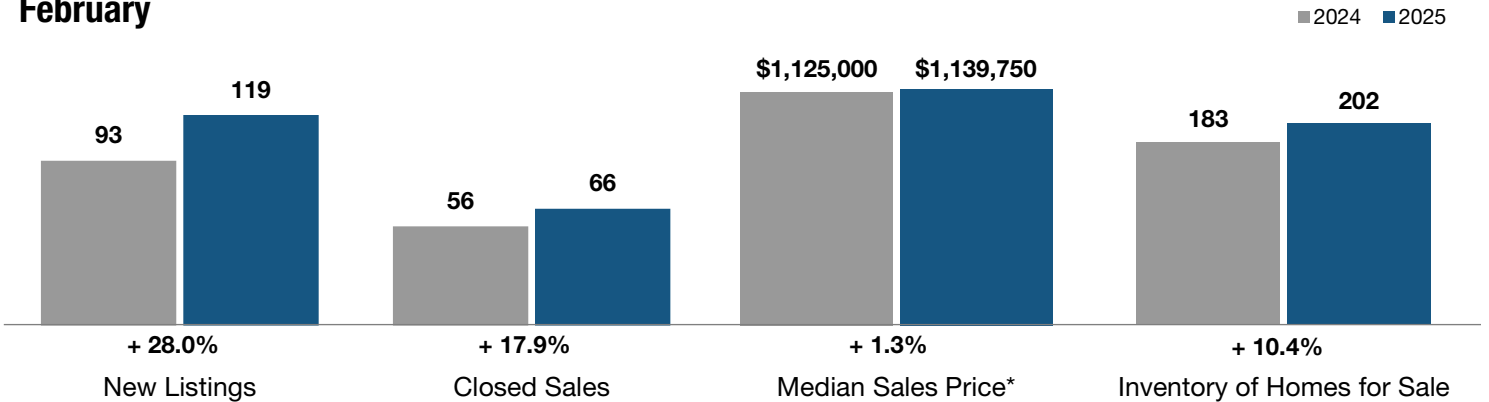
## Hilton Head Totals

Detached Homes Only

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	93	119	+ 28.0%	176	205	+ 16.5%
Closed Sales	56	66	+ 17.9%	107	133	+ 24.3%
Median Sales Price*	\$1,125,000	\$1,139,750	+ 1.3%	\$1,050,000	\$1,275,000	+ 21.4%
Percent of List Price Received*	96.8%	96.8%	- 0.0%	96.2%	97.0%	+ 0.8%
Days on Market Until Sale	56	44	- 22.7%	58	53	- 9.5%
Inventory of Homes for Sale	183	202	+ 10.4%	--	--	--

\* 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.

### February



### Historical Median Sales Price Rolling 12-Month Calculation

