

Local Market Update – December 2025

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



Hilton Head Totals

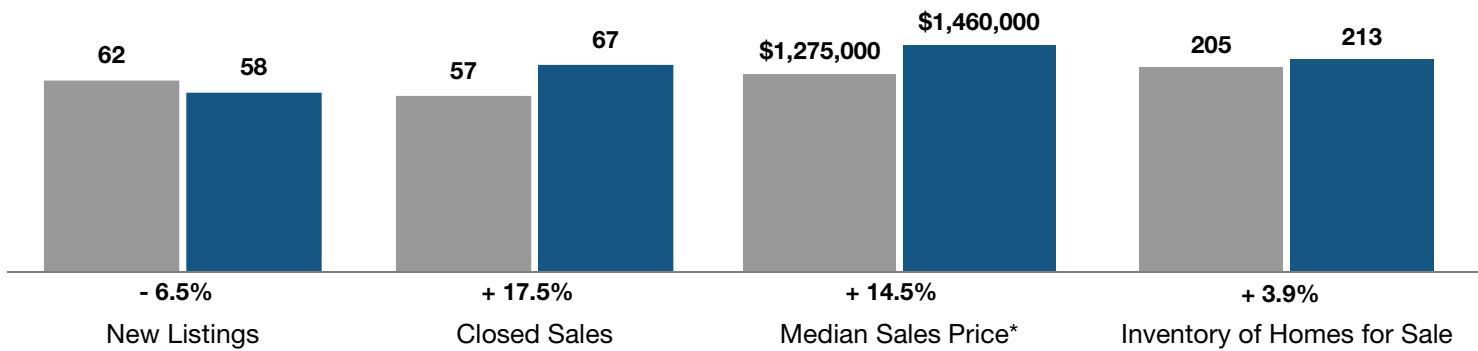
Detached Homes Only

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	62	58	- 6.5%	985	1,135	+ 15.2%
Closed Sales	57	67	+ 17.5%	781	908	+ 16.3%
Median Sales Price*	\$1,275,000	\$1,460,000	+ 14.5%	\$1,100,000	\$1,200,000	+ 9.1%
Percent of List Price Received*	97.0%	96.0%	- 1.1%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	48	124	+ 159.3%	50	79	+ 59.7%
Inventory of Homes for Sale	205	213	+ 3.9%	--	--	--

* 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

■ 2024 ■ 2025



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
Hilton Head Totals —

