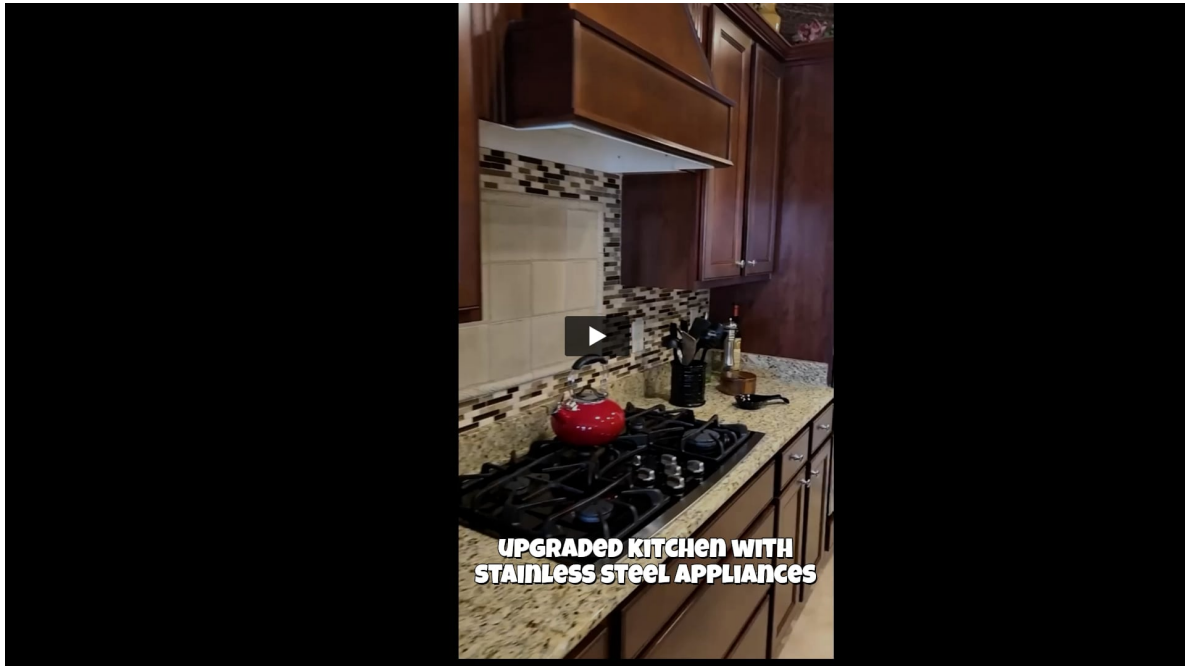


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Featured Listing



Lovely 3 bed/2 bath Chestnut Garden model with an incredible lagoon view to enjoy your morning coffee or evening cocktails. This home has numerous extras, upgraded wood floor in main areas, completely renovated master bath with zero entry shower, custom master closet, study/office, laundry room, enclosed title lanai overlooking lagoon, pavor patio with natural gas hook up. The open floor plan creates airy space for the combined living room, dinning & kitchen areas. The kitchen features modern stainless-steel appliances, granite countertops & ample storage. The roof approx. 2020, Hot Water heater 2023, HVAC 2021

60 Second view of Bluffton, SC



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Serving Hilton Head, Bluffton, and Surrounding Areas

Monthly Indicators



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings were up 0.1 percent to 713. Pending Sales decreased 4.0 percent to 503. Inventory grew 29.8 percent to 2,075 units.

Prices were stable as Median Sales Price remained flat at \$550,065. Days on Market increased 33.3 percent to 64 days. Months Supply of Inventory was up 32.4 percent to 4.9 months.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

- 15.1%	+ 0.0%	+ 32.4%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Hilton Head Association of REALTORS®. Percent changes are calculated using rounded figures.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
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Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



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Port Royal HHI

Port Royal HHI Up to \$1M

Port Royal HHI over \$1M

BERKELEY HALL

Featured Homes in Berkeley Hall- Click Here

BELFAIR

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SEA PINES

[Sea Pines up to \\$1m](#)

[Sea Pines Over \\$1M](#)

Hilton Head Plantation

[Home search at Hilton Head Plantation](#)

Bluffton General

[Bluffton Homes up to \\$500k](#)

[Bluffton Homes \\$501k-\\$1M+](#)

SUNCITY HILTON HEAD

SunCity Homes up to \$500k

SunCity Homes \$500k to over \$1M

SHIPYARD HOMES

SHIPYARD HOMES \$500 TO OVER \$1M

Hardeeville, Ridgeland, and
Yemassee - [click here](#)

HAMPTON HALL

HAMPTON HALL HOMES \$500-\$1M

HAMPTON HOMES OVER \$1M

HILTON HEAD LAKES

HILTON HEAD LAKE HOMES -[CLICK
HERE](#)

[For all Marketing Reports click here](#)

Hilton Head Island Homes - April 2025
*Median Price **down 2%** from March 2025*

Local Market Update – April 2025

A Research Tool Provided by REsides, Inc. and the
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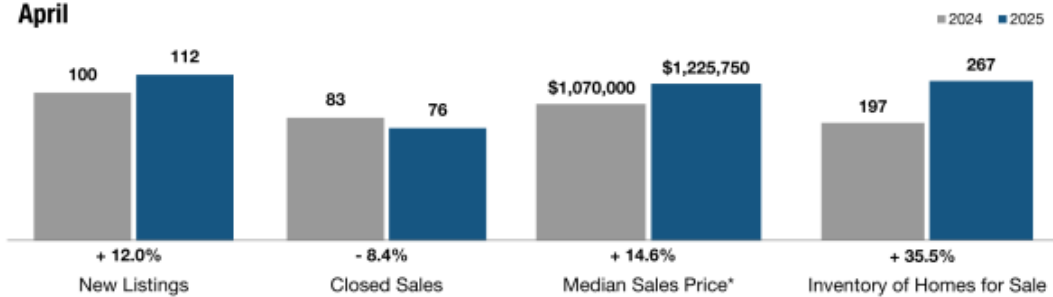
Hilton Head Totals

Detached Homes Only

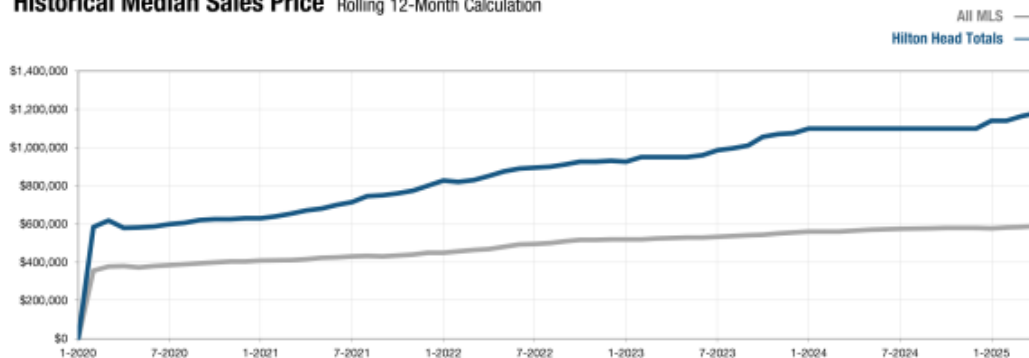
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	100	112	+ 12.0%	369	447	+ 21.1%
Closed Sales	83	76	- 8.4%	268	294	+ 9.7%
Median Sales Price*	\$1,070,000	\$1,225,750	+ 14.6%	\$1,050,000	\$1,247,200	+ 18.8%
Percent of List Price Received*	96.3%	97.1%	+ 0.8%	96.5%	96.9%	+ 0.4%
Days on Market Until Sale	51	59	+ 15.6%	53	51	- 3.1%
Inventory of Homes for Sale	197	267	+ 35.5%	--	--	--

* 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 sizes.

April



Historical Median Sales Price Rolling 12-Month Calculation



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Hilton Head Island Villas/Condo April 2025
Median Price down 11% compared to March 2025

Local Market Update – April 2025

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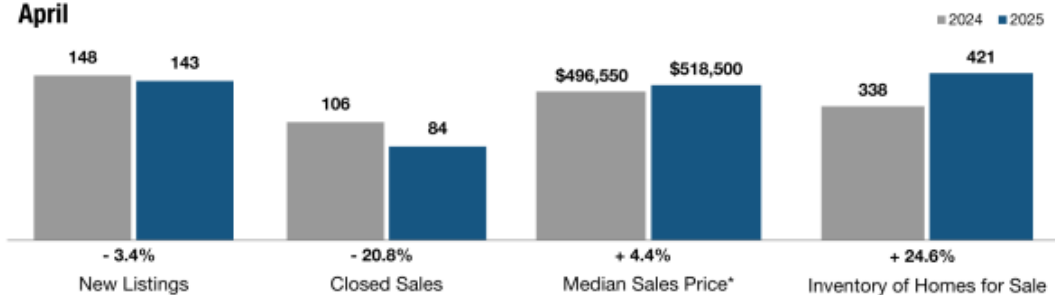
Hilton Head Totals

Condos / Villas Only

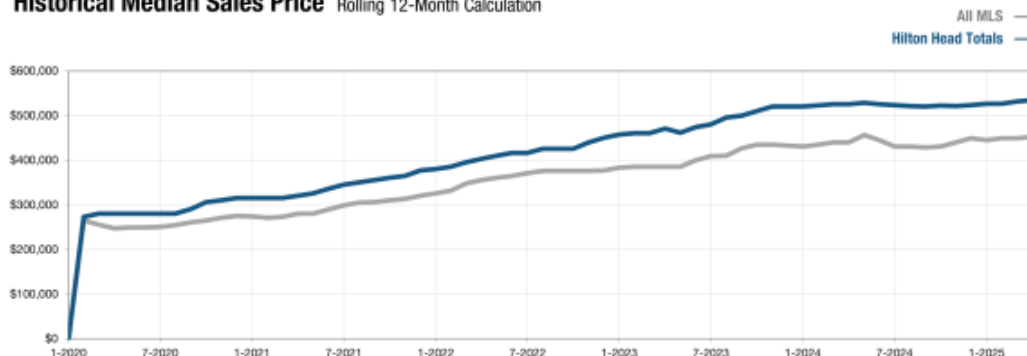
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	148	143	- 3.4%	484	532	+ 9.9%
Closed Sales	106	84	- 20.8%	335	281	- 16.1%
Median Sales Price*	\$496,550	\$518,500	+ 4.4%	\$505,000	\$545,000	+ 7.9%
Percent of List Price Received*	96.9%	97.5%	+ 0.5%	96.7%	96.6%	- 0.1%
Days on Market Until Sale	54	64	+ 19.6%	60	76	+ 26.7%
Inventory of Homes for Sale	338	421	+ 24.6%	--	--	--

* 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 sizes.

April



Historical Median Sales Price Rolling 12-Month Calculation



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SunCity Hilton Head - April 2025
Median price *down 1.5%* from March 2025

Local Market Update – April 2025

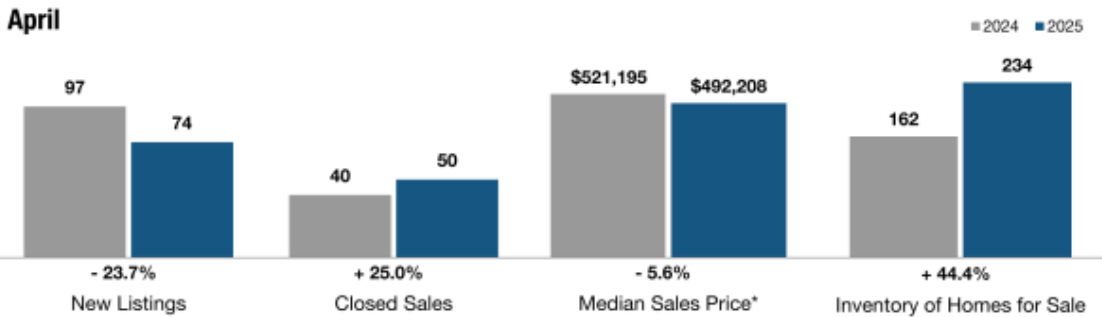
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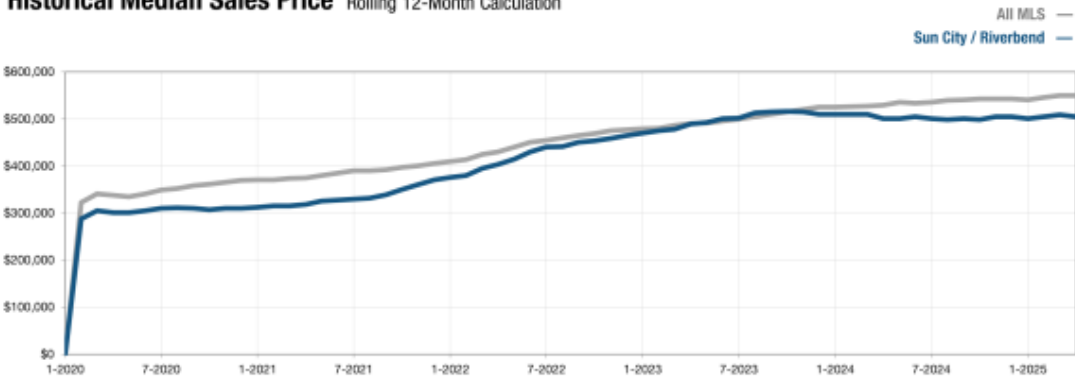
Sun City / Riverbend

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	97	74	- 23.7%	301	328	+ 9.0%
Closed Sales	40	50	+ 25.0%	156	220	+ 41.0%
Median Sales Price*	\$521,195	\$492,208	- 5.6%	\$510,000	\$510,000	0.0%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	98.5%	98.1%	- 0.4%
Days on Market Until Sale	33	45	+ 36.4%	57	55	- 3.5%
Inventory of Homes for Sale	162	234	+ 44.4%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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Bluffton Market Report April 2025

Median Price **up 13%** compared to March 2025

Local Market Update – April 2025

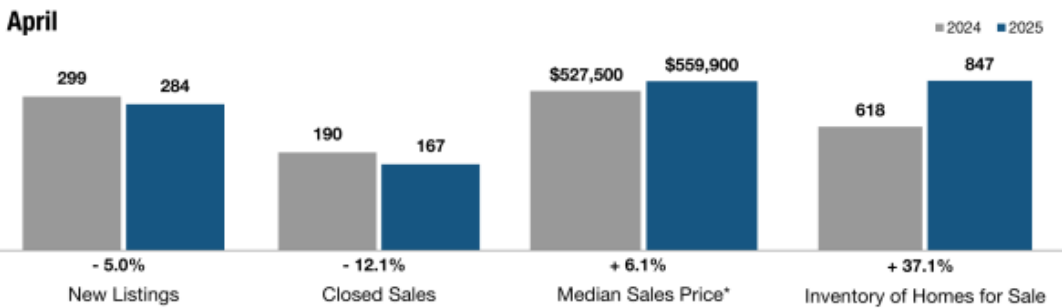
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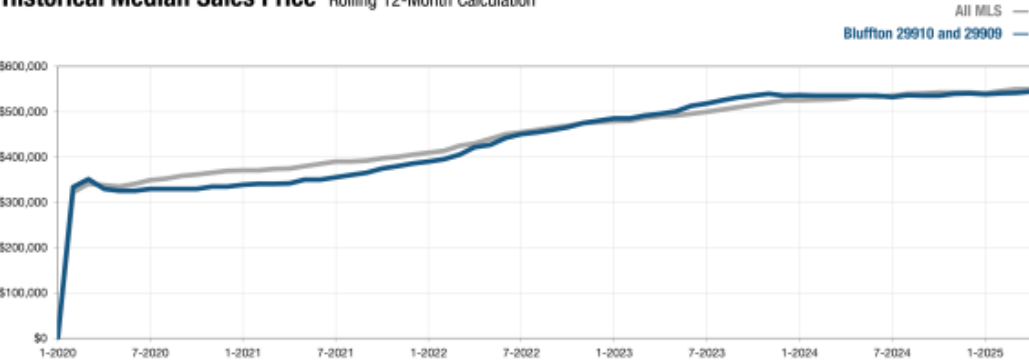
Bluffton 29910 and 29909

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	299	284	- 5.0%	1,039	1,192	+ 14.7%
Closed Sales	190	167	- 12.1%	652	657	+ 0.8%
Median Sales Price*	\$527,500	\$559,900	+ 6.1%	\$525,000	\$530,000	+ 1.0%
Percent of List Price Received*	98.2%	97.3%	- 0.9%	97.9%	97.5%	- 0.4%
Days on Market Until Sale	45	62	+ 37.8%	56	64	+ 14.3%
Inventory of Homes for Sale	618	847	+ 37.1%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation



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2024 HONORABLE MENTIONS



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