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**Serving Hilton Head, Bluffton, and Surrounding Areas**

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# Monthly Indicators

## February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings were up 10.4 percent to 681. Pending Sales decreased 3.5 percent to 468. Inventory grew 22.4 percent to 1,715 units.

Prices moved higher as Median Sales Price was up 16.2 percent to \$599,450. Days on Market increased 13.0 percent to 61 days. Months Supply of Inventory was up 24.2 percent to 4.1 months.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

## Quick Facts

**- 10.3%**    **+ 16.2%**    **+ 24.2%**

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.

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**Weekly Housing Market Update**

With Chief Economist Danielle Hale



# Port Royal HHI

Port Royal HHI Up to \$1M

Port Royal HHI over \$1M

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## BERKELEY HALL

Featured Homes in Berkeley Hall- [Click Here](#)

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## BELFAIR

Featured Homes in Belfair-[Click Here](#)

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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

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Hilton Head Island Homes - February 2025  
*Median Price **down 17%** from January 2025*

# Local Market Update – February 2025

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



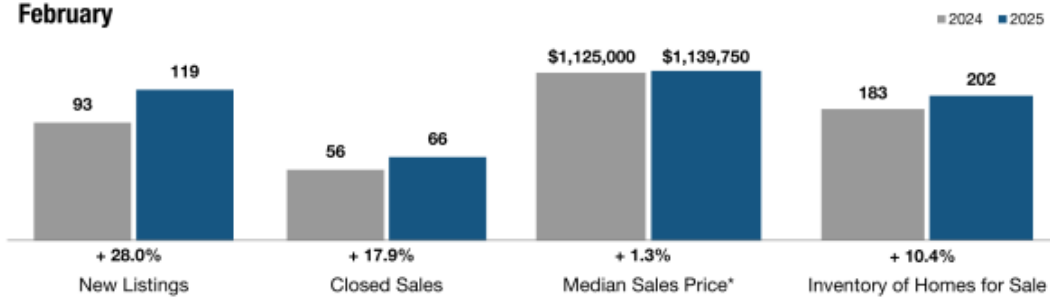
## Hilton Head Totals

Detached Homes Only

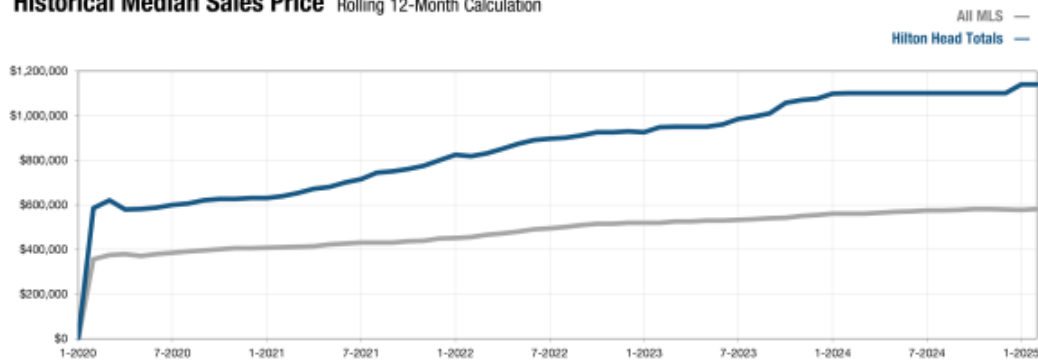
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	93	119	+ 28.0%	176	205	+ 16.5%
Closed Sales	56	66	+ 17.9%	107	133	+ 24.3%
Median Sales Price*	\$1,125,000	\$1,139,750	+ 1.3%	\$1,050,000	\$1,275,000	+ 21.4%
Percent of List Price Received*	96.8%	96.8%	- 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 sizes.

### February



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



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**Hilton Head Island Villas/Condo February 2025**  
**Median Price *down 9%* compared to January 2025**

# Local Market Update – February 2025

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



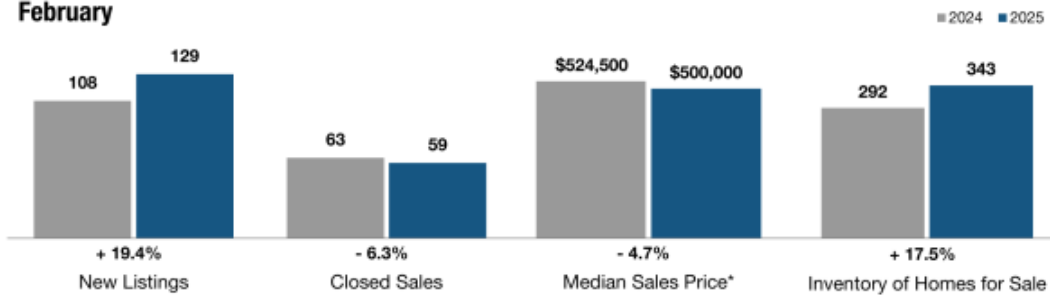
## Hilton Head Totals

Condos / Villas Only

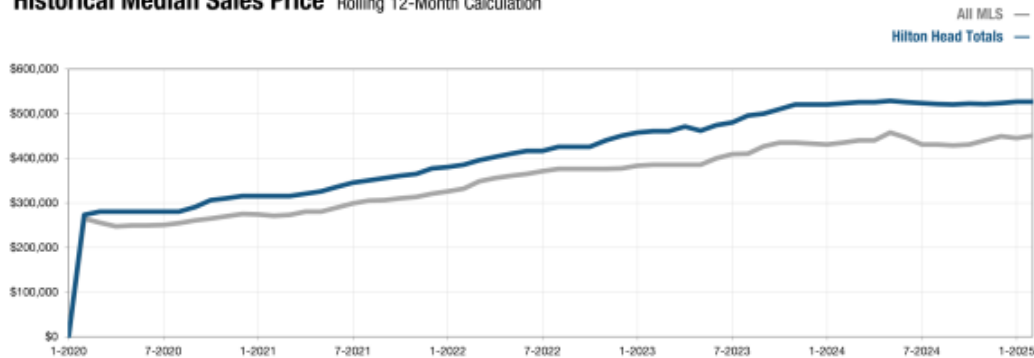
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	108	129	+ 19.4%	213	248	+ 16.4%
Closed Sales	63	59	- 6.3%	127	119	- 6.3%
Median Sales Price*	\$524,500	\$500,000	- 4.7%	\$494,500	\$545,000	+ 10.2%
Percent of List Price Received*	96.5%	96.8%	+ 0.3%	96.2%	96.5%	+ 0.3%
Days on Market Until Sale	57	75	+ 32.7%	53	83	+ 56.7%
Inventory of Homes for Sale	292	343	+ 17.5%	--	--	--

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### February



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



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**SunCity Hilton Head - February 2025**  
 Median price **up 12%** from January 2025



# Local Market Update – February 2025

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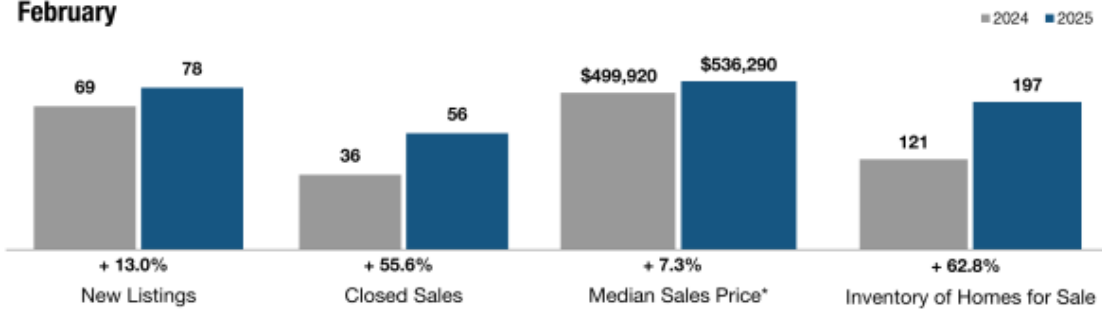


## Sun City / Riverbend

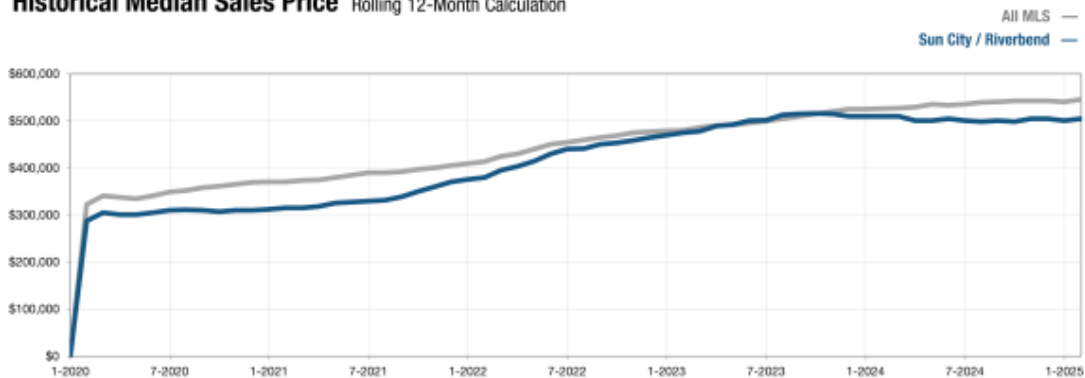
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	69	78	+ 13.0%	127	155	+ 22.0%
Closed Sales	36	56	+ 55.6%	69	104	+ 50.7%
Median Sales Price*	\$499,920	\$536,290	+ 7.3%	\$517,500	\$519,500	+ 0.4%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.4%	98.4%	0.0%
Days on Market Until Sale	74	57	- 23.0%	72	57	- 20.8%
Inventory of Homes for Sale	121	197	+ 62.8%	--	--	--

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### February



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## Bluffton Market Report February 2025

Median Price up 13% compared to January 2025

# Local Market Update – February 2025

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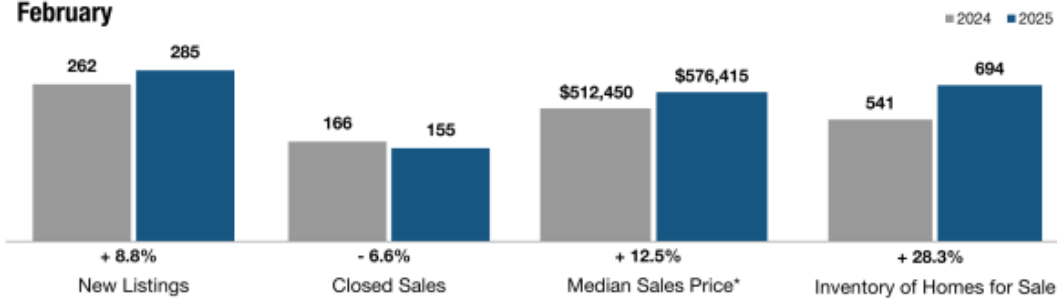


## Bluffton 29910 and 29909

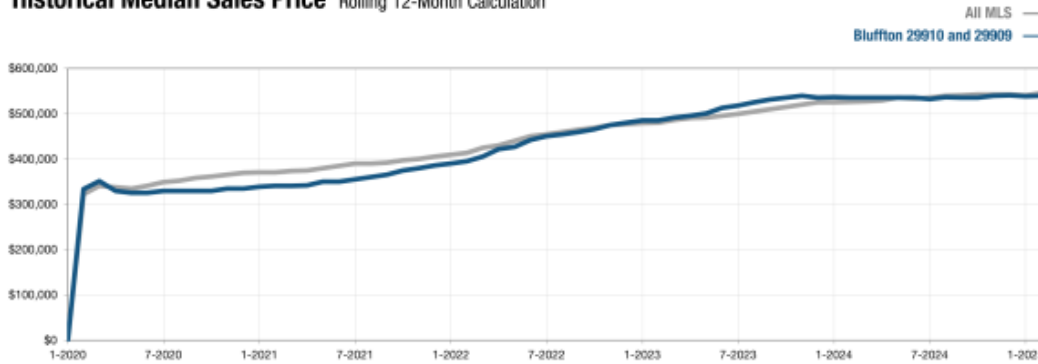
Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	262	285	+ 8.8%	472	549	+ 16.3%
Closed Sales	166	155	- 6.6%	275	301	+ 9.5%
Median Sales Price*	\$512,450	\$576,415	+ 12.5%	\$529,000	\$535,000	+ 1.1%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	97.7%	97.5%	- 0.2%
Days on Market Until Sale	65	66	+ 1.5%	63	64	+ 1.6%
Inventory of Homes for Sale	541	694	+ 28.3%	--	--	--

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### February



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CENTURY 21

# CONGRATULATIONS

## 2024 HONORABLE MENTIONS



Diamond Realty



Each office is independently owned and operated.

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