

Local Market Update – August 2025

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

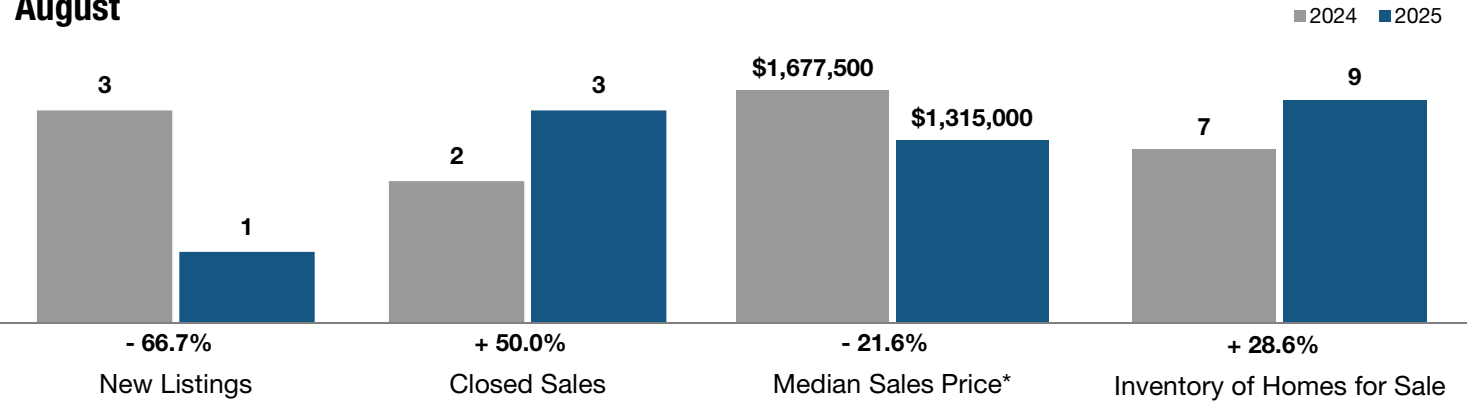


Windmill Harbour

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	1	- 66.7%	21	23	+ 9.5%
Closed Sales	2	3	+ 50.0%	20	18	- 10.0%
Median Sales Price*	\$1,677,500	\$1,315,000	- 21.6%	\$992,500	\$1,397,500	+ 40.8%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	96.7%	96.1%	- 0.6%
Days on Market Until Sale	72	173	+ 140.3%	61	76	+ 24.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--

* 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 size.

August



Historical Median Sales Price Rolling 12-Month Calculation

