

Local Market Update – January 2026

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



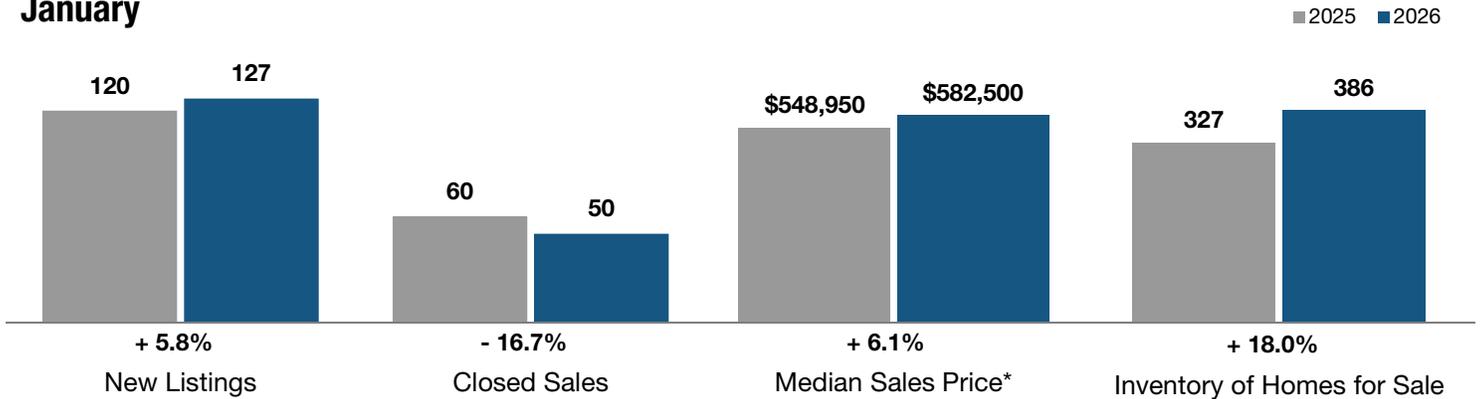
Hilton Head Totals

Condos / Villas Only

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	120	127	+ 5.8%	120	127	+ 5.8%
Closed Sales	60	50	- 16.7%	60	50	- 16.7%
Median Sales Price*	\$548,950	\$582,500	+ 6.1%	\$548,950	\$582,500	+ 6.1%
Percent of List Price Received*	96.2%	96.4%	+ 0.3%	96.2%	96.4%	+ 0.3%
Days on Market Until Sale	90	128	+ 42.4%	90	128	+ 42.4%
Inventory of Homes for Sale	327	386	+ 18.0%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

