

Local Market Update – January 2026

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

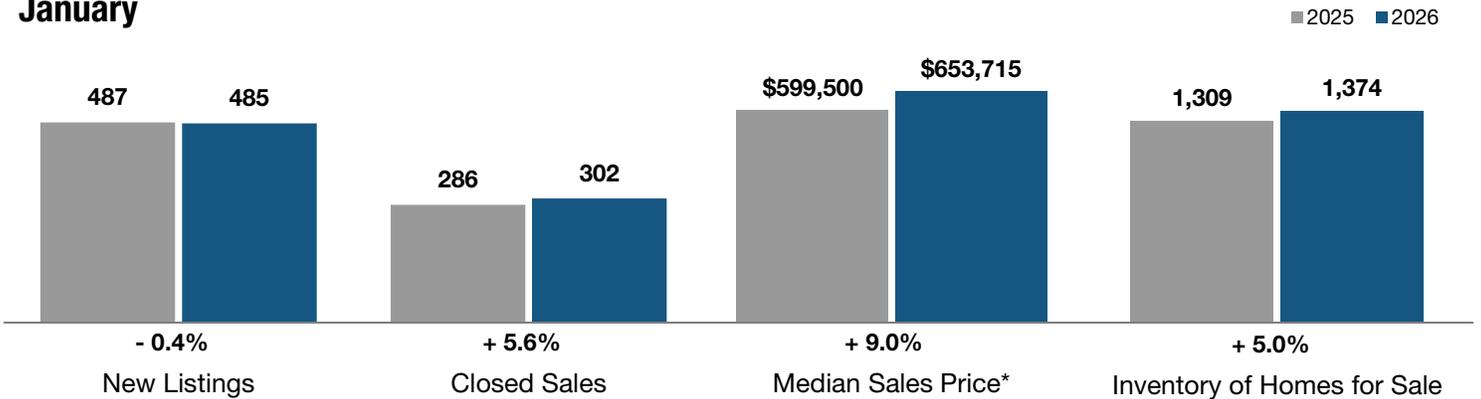


Southern Beaufort County

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	487	485	- 0.4%	487	485	- 0.4%
Closed Sales	286	302	+ 5.6%	286	302	+ 5.6%
Median Sales Price*	\$599,500	\$653,715	+ 9.0%	\$599,500	\$653,715	+ 9.0%
Percent of List Price Received*	96.8%	96.3%	- 0.5%	96.8%	96.3%	- 0.5%
Days on Market Until Sale	69	146	+ 111.6%	69	146	+ 111.6%
Inventory of Homes for Sale	1,309	1,374	+ 5.0%	--	--	--

* 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

