

Local Market Update – January 2026

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

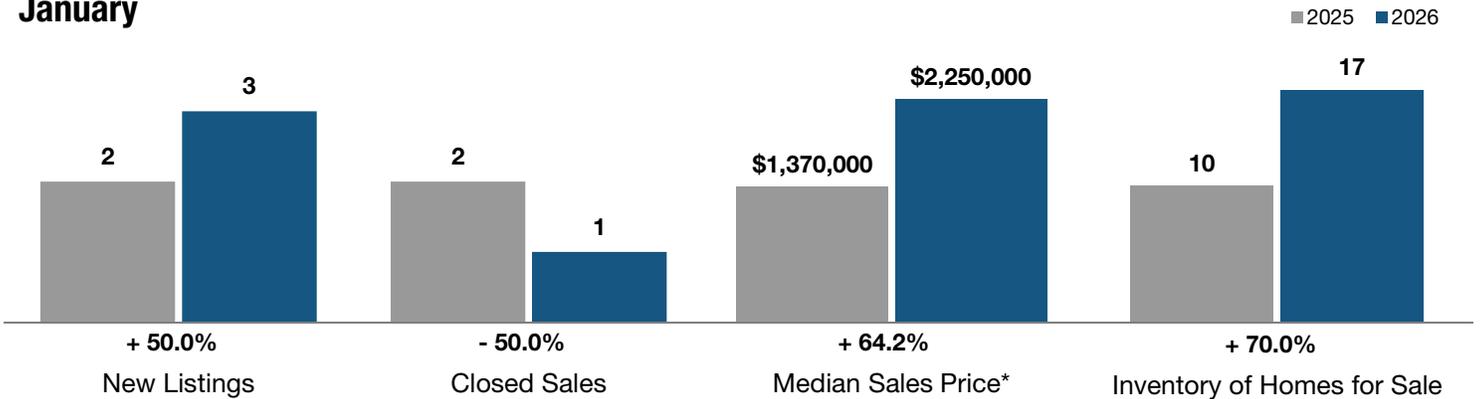


Spring Island

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$1,370,000	\$2,250,000	+ 64.2%	\$1,370,000	\$2,250,000	+ 64.2%
Percent of List Price Received*	98.6%	90.2%	- 8.5%	98.6%	90.2%	- 8.5%
Days on Market Until Sale	69	73	+ 5.8%	69	73	+ 5.8%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--

* 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

