

Local Market Update – May 2026

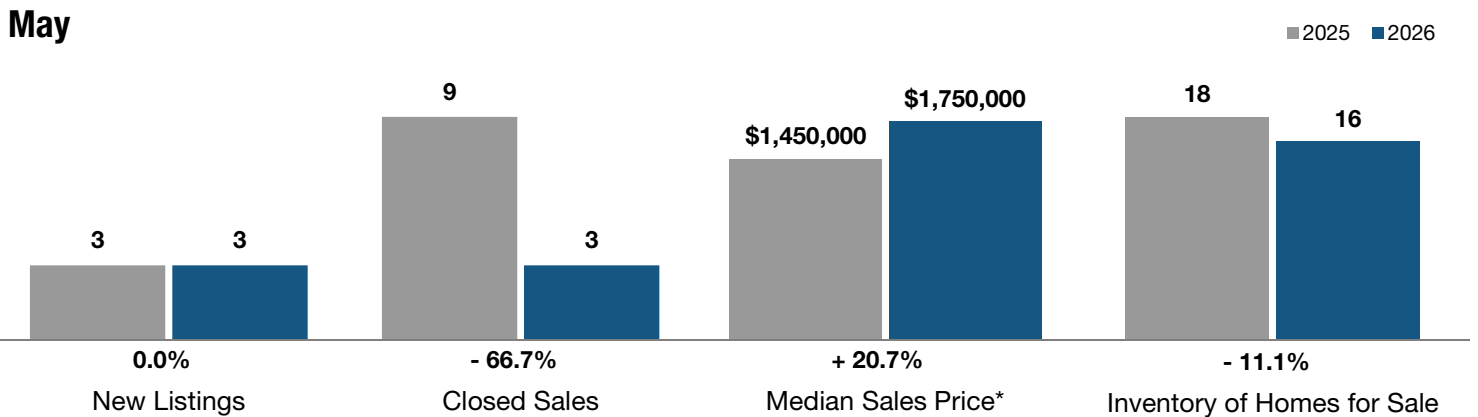
A Research Tool Provided by REsides, Inc. and the Hilton Head Area Association of REALTORS®



Berkeley Hall

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	3	3	0.0%	30	17	- 43.3%
Closed Sales	9	3	- 66.7%	17	15	- 11.8%
Median Sales Price*	\$1,450,000	\$1,750,000	+ 20.7%	\$1,450,000	\$1,585,000	+ 9.3%
Percent of List Price Received*	95.9%	97.6%	+ 1.8%	96.4%	95.5%	- 0.9%
Days on Market Until Sale	36	175	+ 386.1%	32	191	+ 496.9%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

