

Local Market Update – July 2026

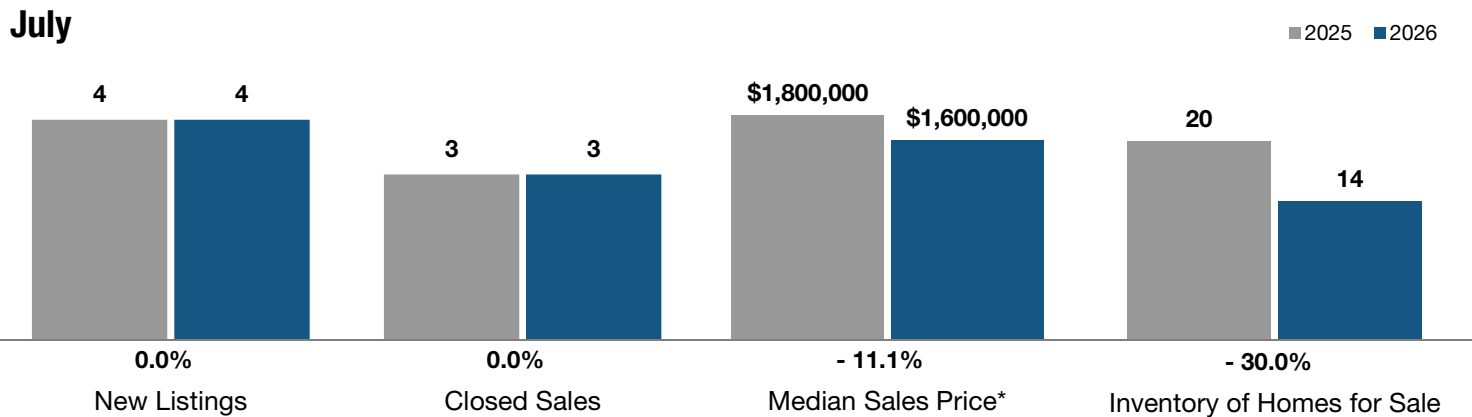
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Berkeley Hall

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	4	4	0.0%	39	24	- 38.5%
Closed Sales	3	3	0.0%	23	21	- 8.7%
Median Sales Price*	\$1,800,000	\$1,600,000	- 11.1%	\$1,550,000	\$1,590,000	+ 2.6%
Percent of List Price Received*	91.5%	92.5%	+ 1.1%	95.9%	95.4%	- 0.5%
Days on Market Until Sale	87	97	+ 11.5%	42	224	+ 433.3%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

