

Local Market Update – July 2026

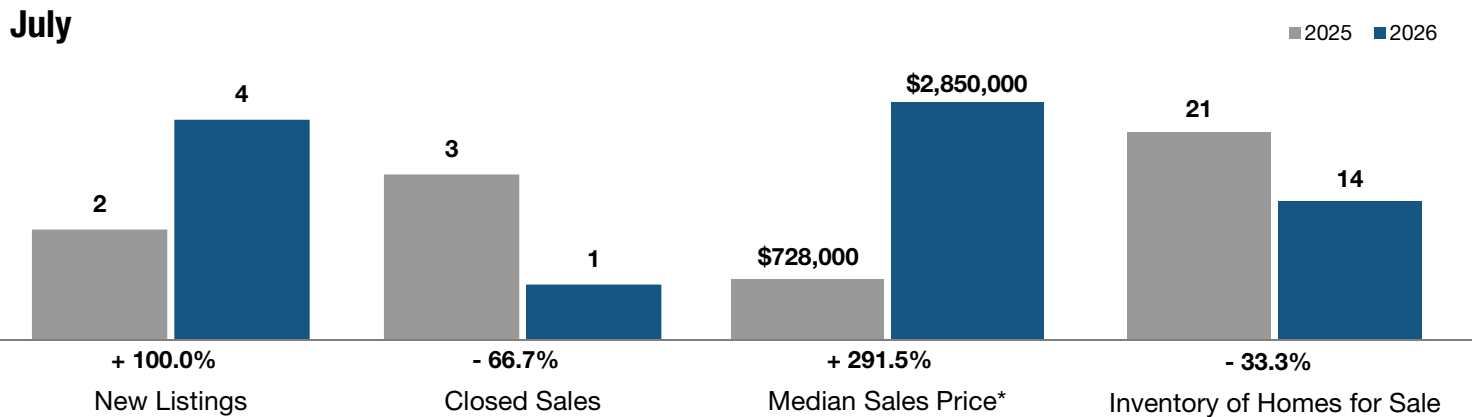
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Fripp Island

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	2	4	+ 100.0%	22	23	+ 4.5%
Closed Sales	3	1	- 66.7%	13	11	- 15.4%
Median Sales Price*	\$728,000	\$2,850,000	+ 291.5%	\$875,000	\$855,000	- 2.3%
Percent of List Price Received*	97.6%	95.2%	- 2.5%	96.2%	95.9%	- 0.3%
Days on Market Until Sale	354	147	- 58.5%	166	189	+ 13.9%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--

* 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

