

Local Market Update – July 2026

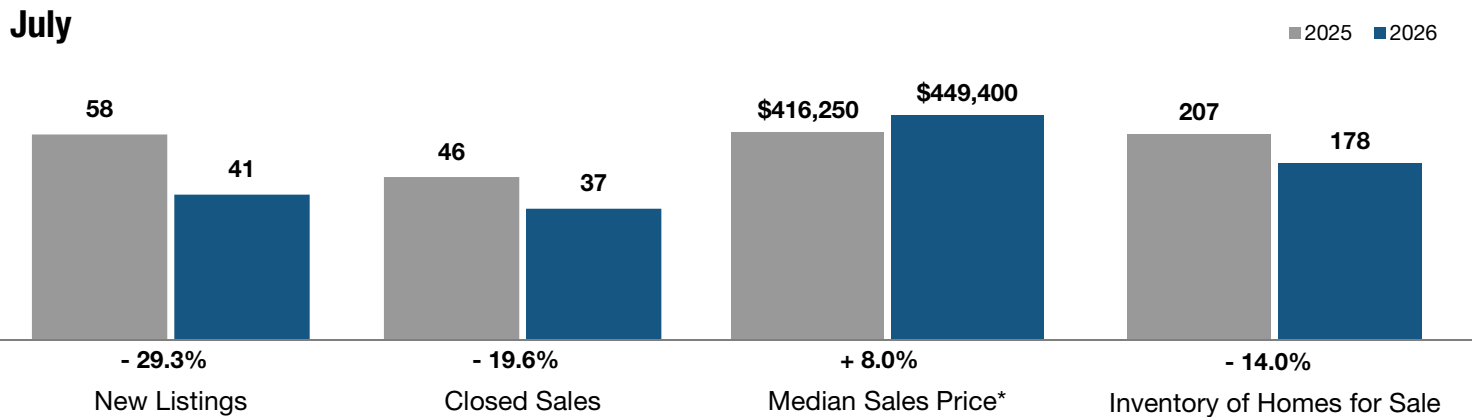
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Northern Beaufort County

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	58	41	- 29.3%	373	371	- 0.5%
Closed Sales	46	37	- 19.6%	201	200	- 0.5%
Median Sales Price*	\$416,250	\$449,400	+ 8.0%	\$472,500	\$472,500	0.0%
Percent of List Price Received*	97.0%	99.0%	+ 2.1%	97.2%	97.3%	+ 0.1%
Days on Market Until Sale	114	128	+ 12.3%	83	129	+ 55.4%
Inventory of Homes for Sale	207	178	- 14.0%	--	--	--

* 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

