

Local Market Update – July 2026

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

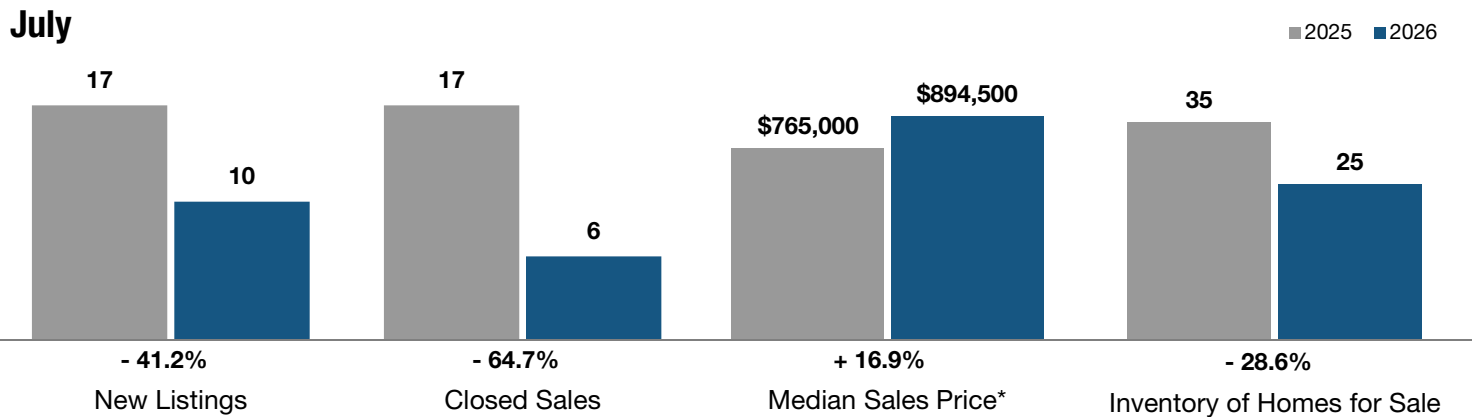


Sea Pines

Condos / Villas Only

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	10	- 41.2%	102	94	- 7.8%
Closed Sales	17	6	- 64.7%	80	85	+ 6.3%
Median Sales Price*	\$765,000	\$894,500	+ 16.9%	\$787,500	\$850,000	+ 7.9%
Percent of List Price Received*	97.3%	98.8%	+ 1.5%	97.1%	98.4%	+ 1.3%
Days on Market Until Sale	68	66	- 2.5%	59	97	+ 65.3%
Inventory of Homes for Sale	35	25	- 28.6%	--	--	--

* 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

