

Local Market Update – July 2026

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

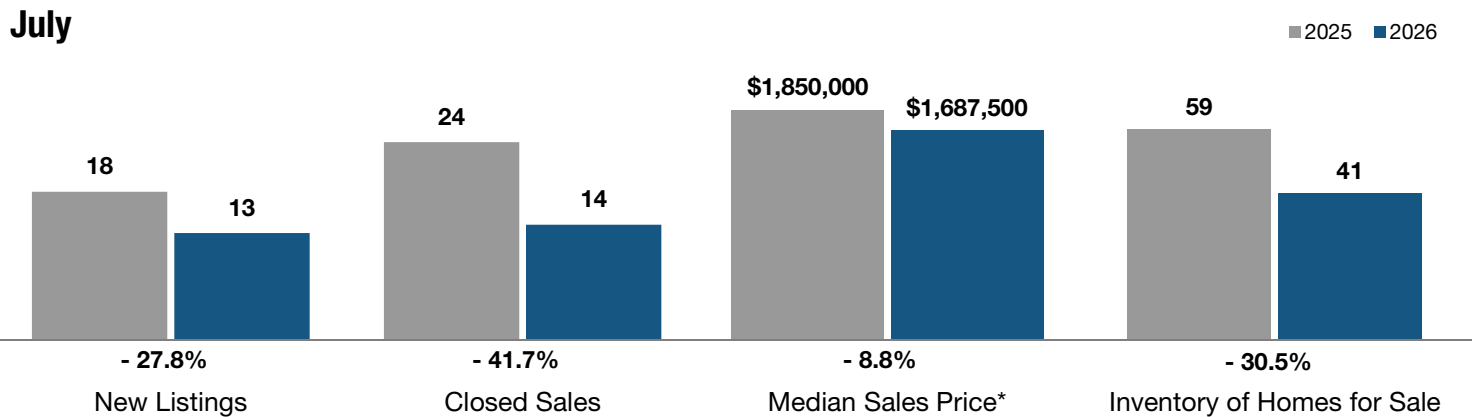


Sea Pines

Detached Homes Only

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	13	- 27.8%	160	131	- 18.1%
Closed Sales	24	14	- 41.7%	128	114	- 10.9%
Median Sales Price*	\$1,850,000	\$1,687,500	- 8.8%	\$1,792,500	\$1,755,000	- 2.1%
Percent of List Price Received*	95.9%	95.7%	- 0.2%	96.6%	96.4%	- 0.2%
Days on Market Until Sale	117	135	+ 15.5%	62	108	+ 75.8%
Inventory of Homes for Sale	59	41	- 30.5%	--	--	--

* 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

