

Local Market Update – July 2026

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

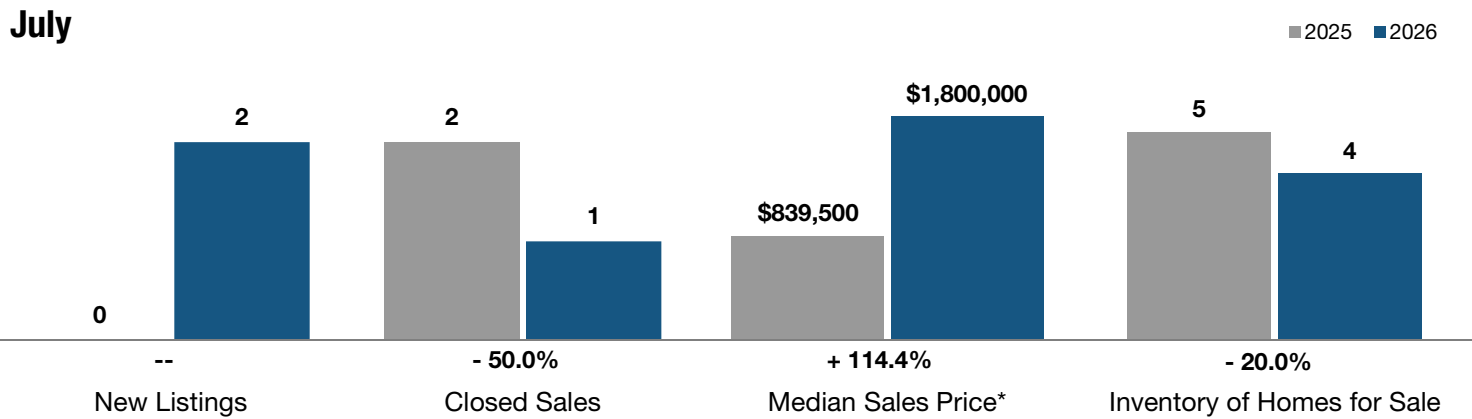


Shipyard

Detached Homes Only

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	0	2	--	13	11	- 15.4%
Closed Sales	2	1	- 50.0%	8	10	+ 25.0%
Median Sales Price*	\$839,500	\$1,800,000	+ 114.4%	\$899,950	\$1,155,000	+ 28.3%
Percent of List Price Received*	96.7%	94.8%	- 2.0%	97.6%	96.2%	- 1.4%
Days on Market Until Sale	182	384	+ 111.6%	79	89	+ 13.3%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--

* 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

