

Local Market Update – July 2026

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

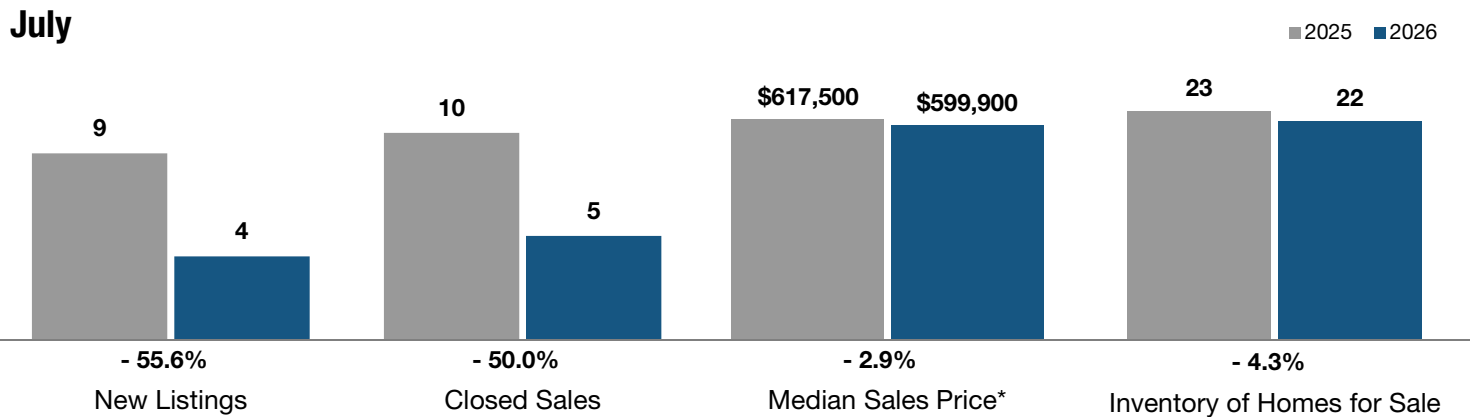


Shipyard

Condos / Villas Only

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	4	- 55.6%	58	38	- 34.5%
Closed Sales	10	5	- 50.0%	37	28	- 24.3%
Median Sales Price*	\$617,500	\$599,900	- 2.9%	\$620,000	\$640,500	+ 3.3%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	96.9%	95.9%	- 1.0%
Days on Market Until Sale	92	136	+ 47.0%	88	140	+ 59.3%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--

* 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

