

Local Market Update – July 2026

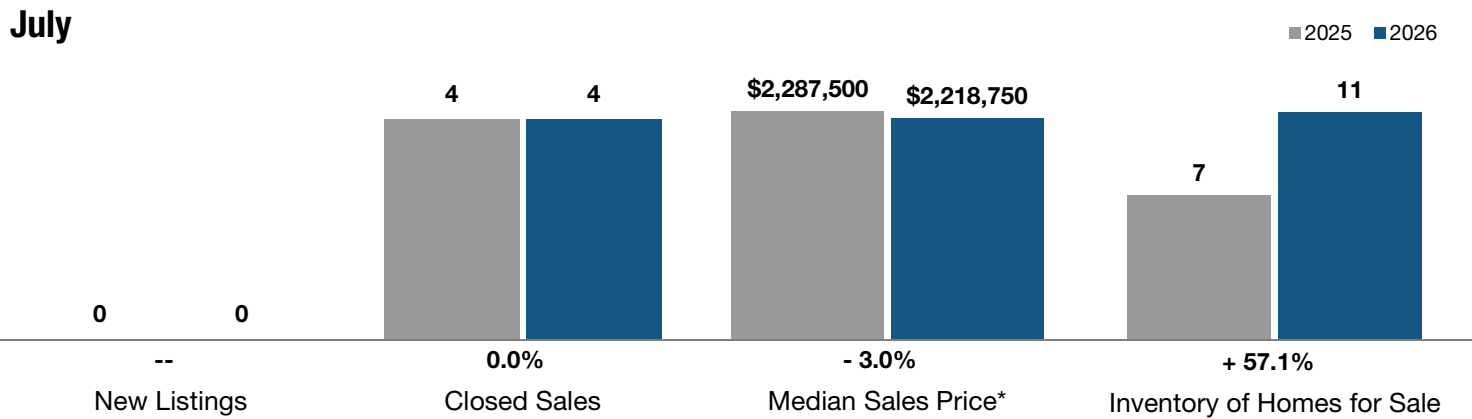
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Spring Island

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	0	0	--	8	15	+ 87.5%
Closed Sales	4	4	0.0%	9	14	+ 55.6%
Median Sales Price*	\$2,287,500	\$2,218,750	- 3.0%	\$2,200,000	\$2,375,000	+ 8.0%
Percent of List Price Received*	90.8%	96.7%	+ 6.5%	93.9%	93.5%	- 0.4%
Days on Market Until Sale	200	222	+ 11.0%	156	237	+ 51.9%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--

* 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

