

Local Market Update – August 2026

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



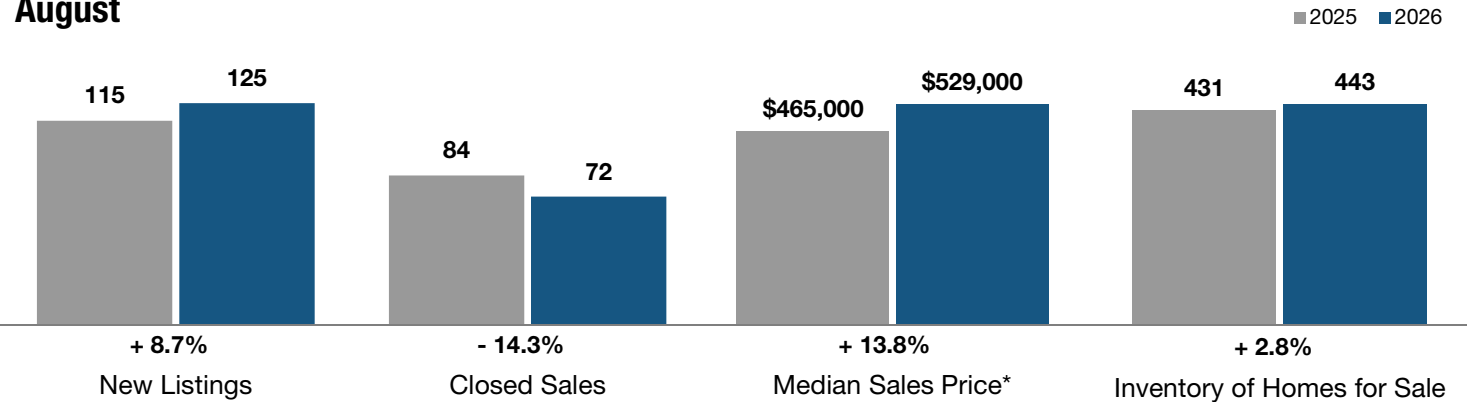
Hilton Head Totals

Condos / Villas Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	115	125	+ 8.7%	949	911	- 4.0%
Closed Sales	84	72	- 14.3%	602	594	- 1.3%
Median Sales Price*	\$465,000	\$529,000	+ 13.8%	\$525,000	\$525,000	0.0%
Percent of List Price Received*	95.9%	95.9%	+ 0.0%	96.5%	96.4%	- 0.0%
Days on Market Until Sale	134	143	+ 7.3%	85	131	+ 54.3%
Inventory of Homes for Sale	431	443	+ 2.8%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

