

Local Market Update – August 2026

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



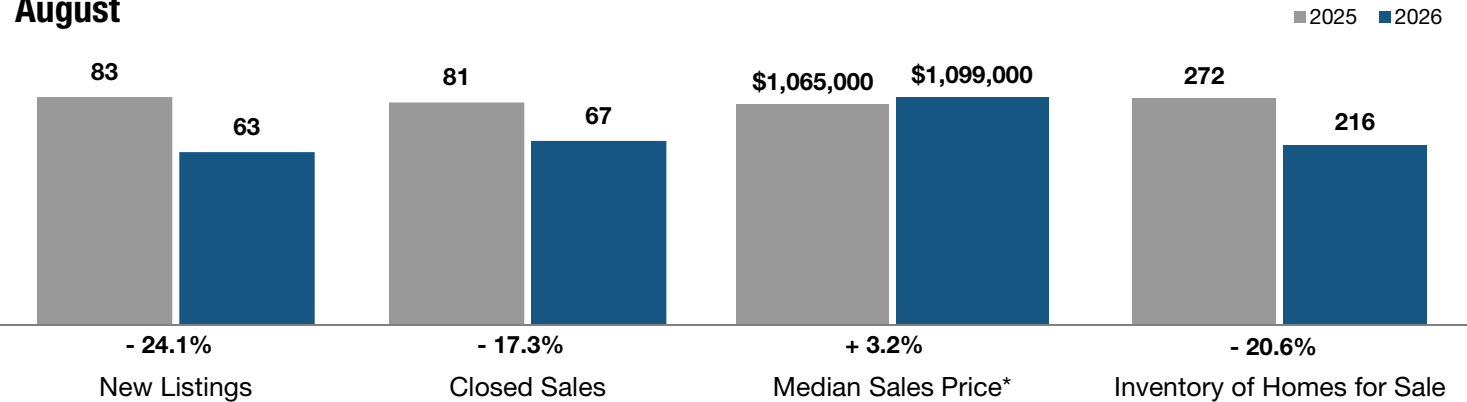
Hilton Head Totals

Detached Homes Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	83	63	- 24.1%	812	728	- 10.3%
Closed Sales	81	67	- 17.3%	635	615	- 3.1%
Median Sales Price*	\$1,065,000	\$1,099,000	+ 3.2%	\$1,175,000	\$1,175,000	0.0%
Percent of List Price Received*	96.3%	96.7%	+ 0.4%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	100	129	+ 28.3%	65	113	+ 73.1%
Inventory of Homes for Sale	272	216	- 20.6%	--	--	--

* 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

