

Local Market Update – August 2026

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

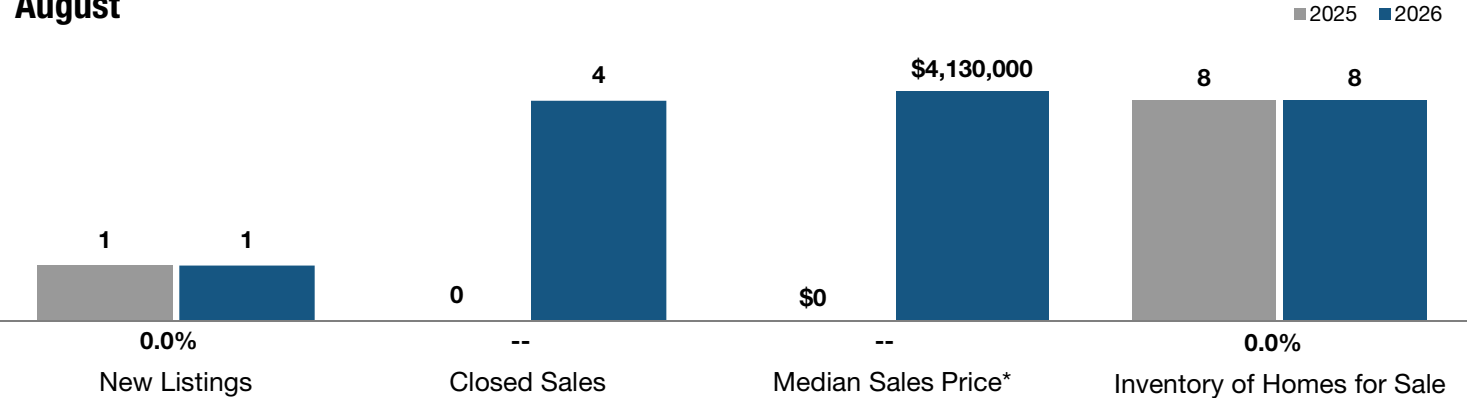


Spring Island

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	1	1	0.0%	9	16	+ 77.8%
Closed Sales	0	4	--	9	18	+ 100.0%
Median Sales Price*	\$0	\$4,130,000	--	\$2,200,000	\$2,545,000	+ 15.7%
Percent of List Price Received*	0.0%	95.4%	--	93.9%	93.9%	0.0%
Days on Market Until Sale	0	204	--	156	230	+ 47.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

