

Local Market Update – August 2026

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



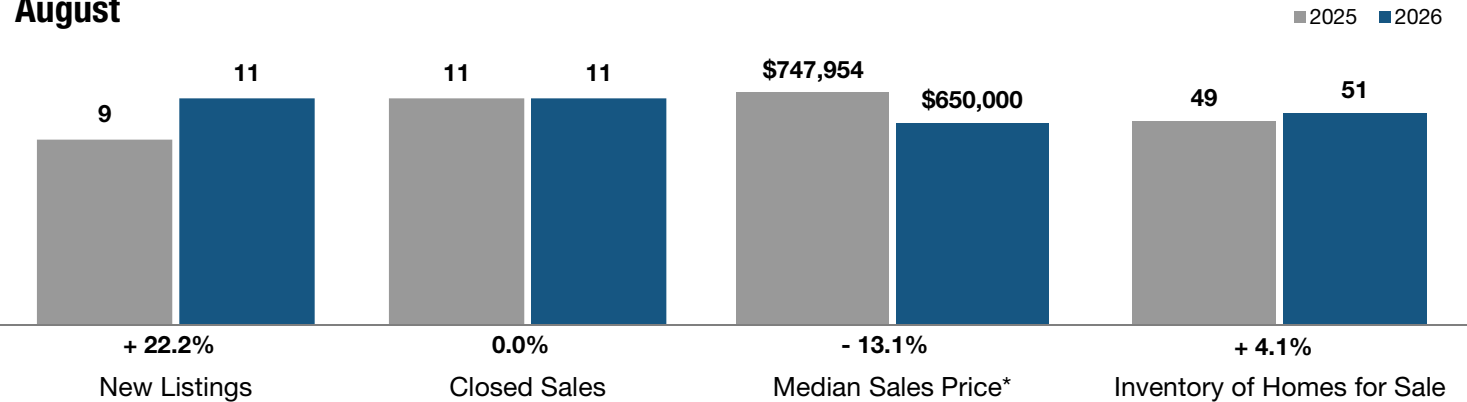
HH General

Detached Homes Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	11	+ 22.2%	107	133	+ 24.3%
Closed Sales	11	11	0.0%	82	92	+ 12.2%
Median Sales Price*	\$747,954	\$650,000	- 13.1%	\$682,450	\$650,000	- 4.8%
Percent of List Price Received*	96.7%	95.1%	- 1.7%	97.1%	96.3%	- 0.8%
Days on Market Until Sale	99	131	+ 32.3%	77	114	+ 48.2%
Inventory of Homes for Sale	49	51	+ 4.1%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

