Local Market Update – October 2026

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

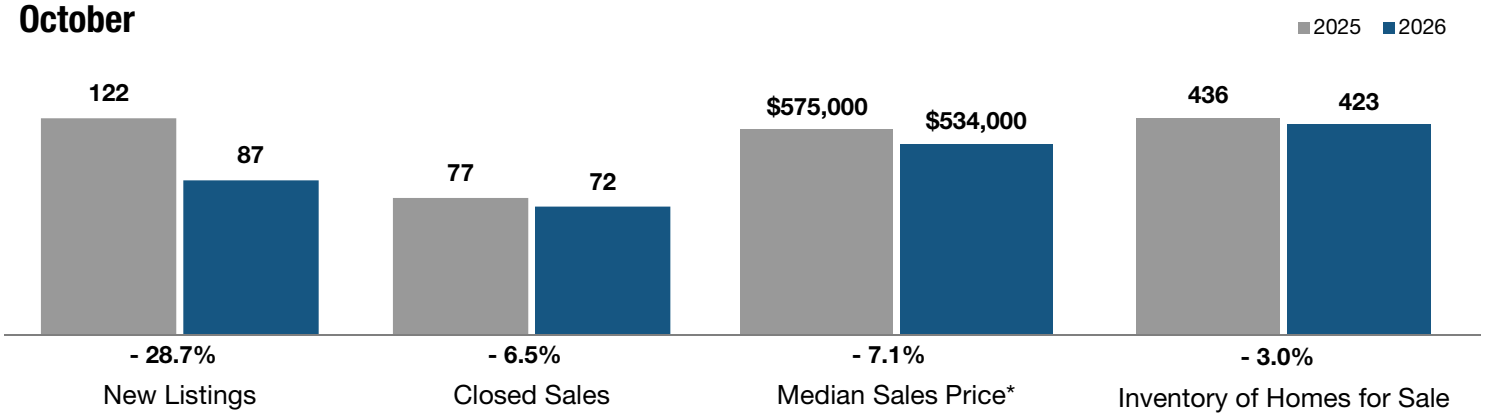
Hilton Head Totals

Condos / Villas Only

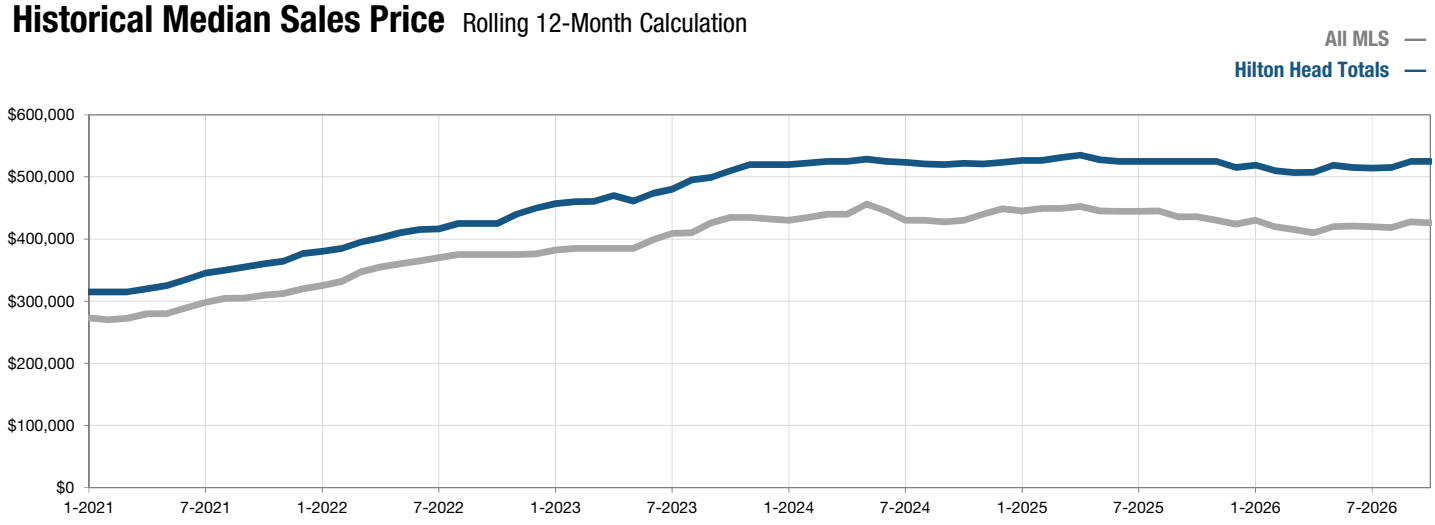
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	122	**87**	- 28.7%	1,175	**1,080**	- 8.1%
Closed Sales	77	**72**	- 6.5%	754	**732**	- 2.9%
Median Sales Price*	$575,000	**$534,000**	- 7.1%	$525,000	**$527,250**	+ 0.4%
Percent of List Price Received*	96.0%	**96.0%**	- 0.0%	96.4%	**96.4%**	- 0.0%
Days on Market Until Sale	137	**113**	- 17.1%	94	**127**	+ 35.3%
Inventory of Homes for Sale	436	**423**	- 3.0%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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