Local Market Update – October 2026

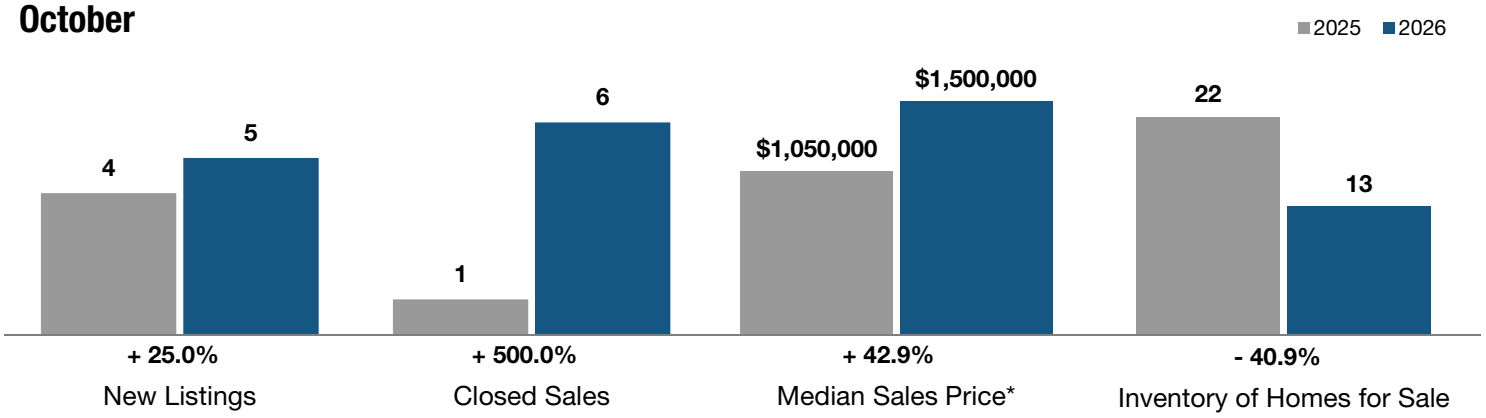
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Berkeley Hall

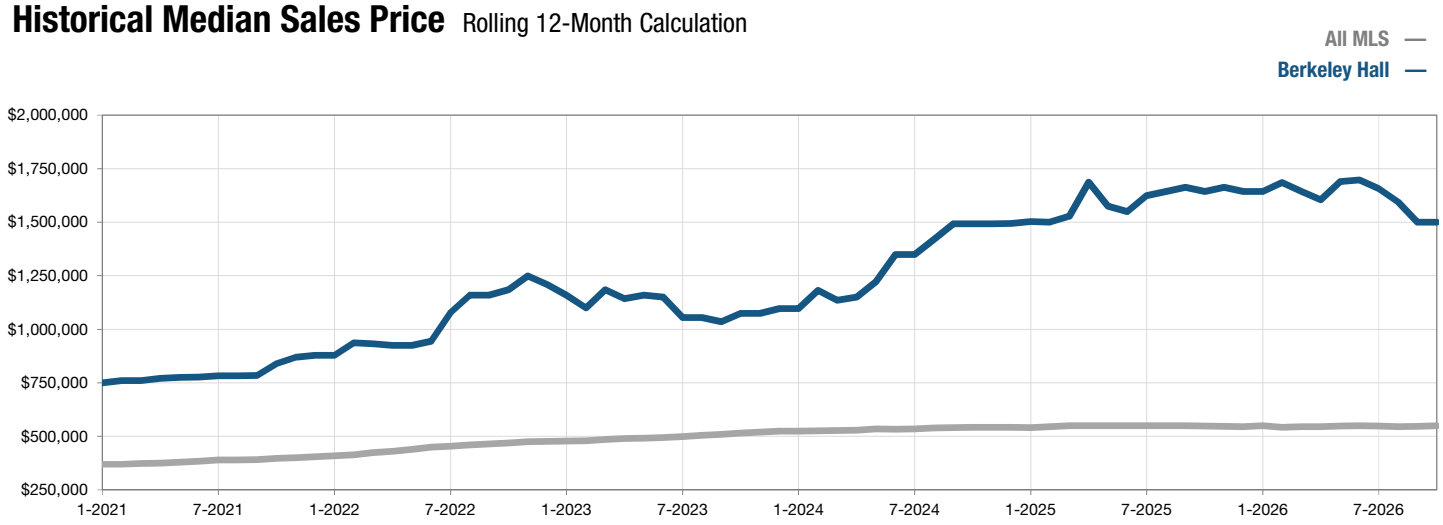
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	4	**5**	+ 25.0%	51	**37**	- 27.5%
Closed Sales	1	**6**	+ 500.0%	29	**34**	+ 17.2%
Median Sales Price*	$1,050,000	**$1,500,000**	+ 42.9%	$1,625,000	**$1,495,000**	- 8.0%
Percent of List Price Received*	91.7%	**96.8%**	+ 5.6%	95.7%	**95.8%**	+ 0.1%
Days on Market Until Sale	56	**149**	+ 166.1%	63	**205**	+ 225.4%
Inventory of Homes for Sale	22	**13**	- 40.9%	--	**--**	--

* 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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