Local Market Update – October 2026

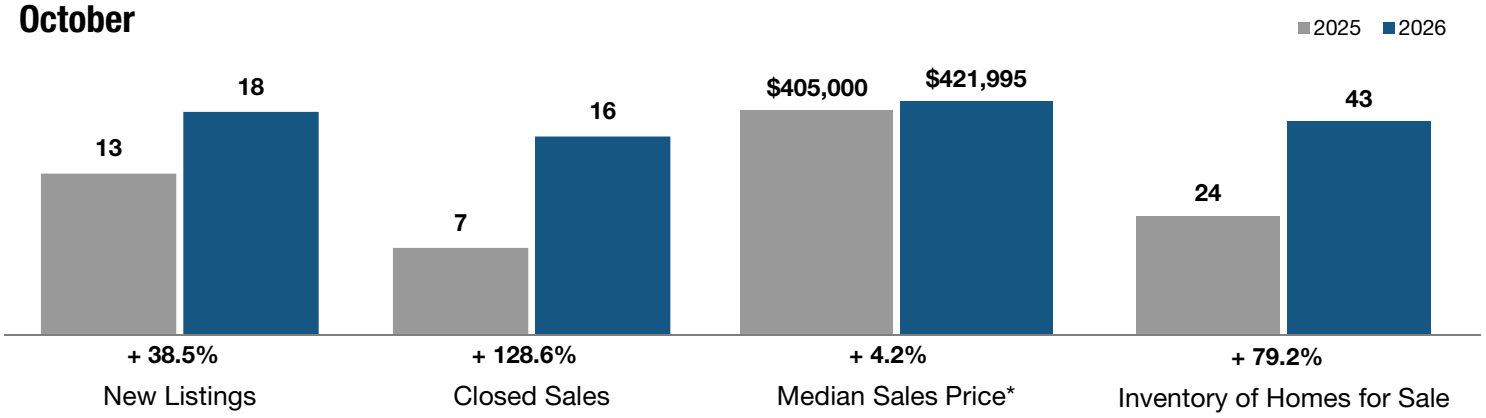
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Hilton Head Lakes

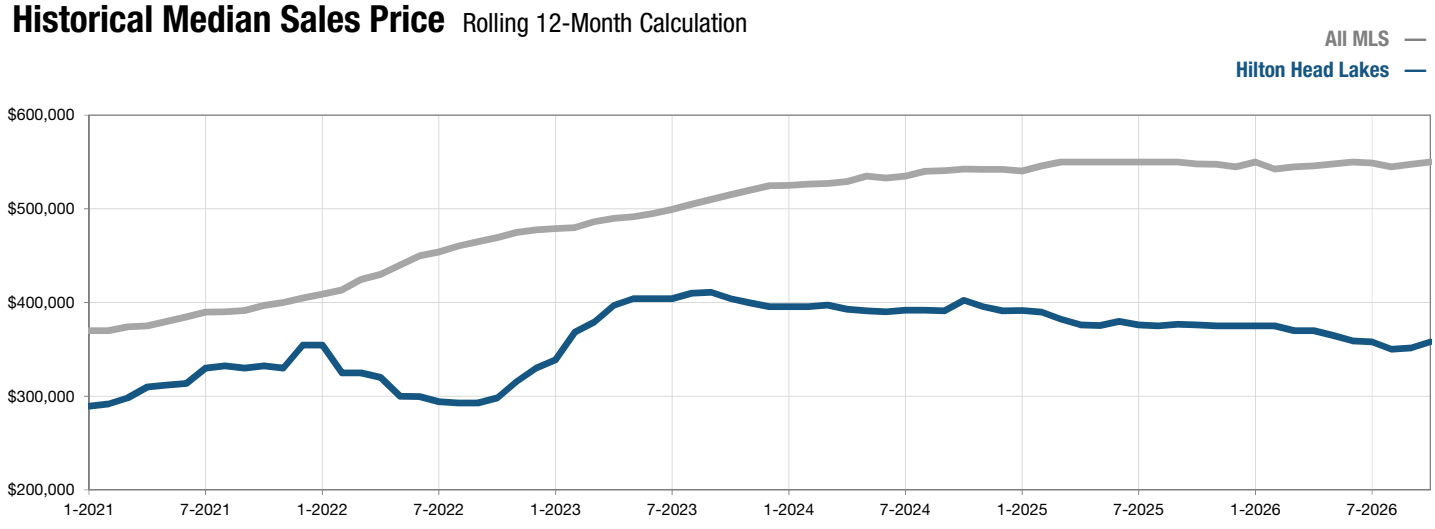
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	13	**18**	+ 38.5%	86	**162**	+ 88.4%
Closed Sales	7	**16**	+ 128.6%	60	**109**	+ 81.7%
Median Sales Price*	$405,000	**$421,995**	+ 4.2%	$376,495	**$355,509**	- 5.6%
Percent of List Price Received*	97.7%	**98.5%**	+ 0.8%	98.7%	**98.1%**	- 0.6%
Days on Market Until Sale	80	**130**	+ 62.5%	77	**122**	+ 58.4%
Inventory of Homes for Sale	24	**43**	+ 79.2%	--	**--**	--

* 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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