Local Market Update – October 2026

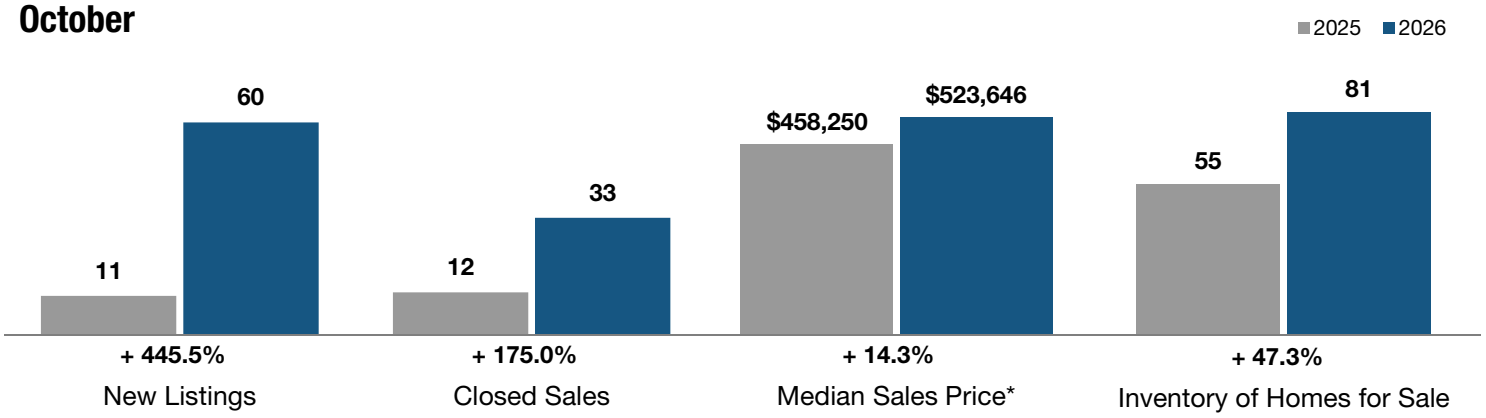
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Latitude Margaritaville

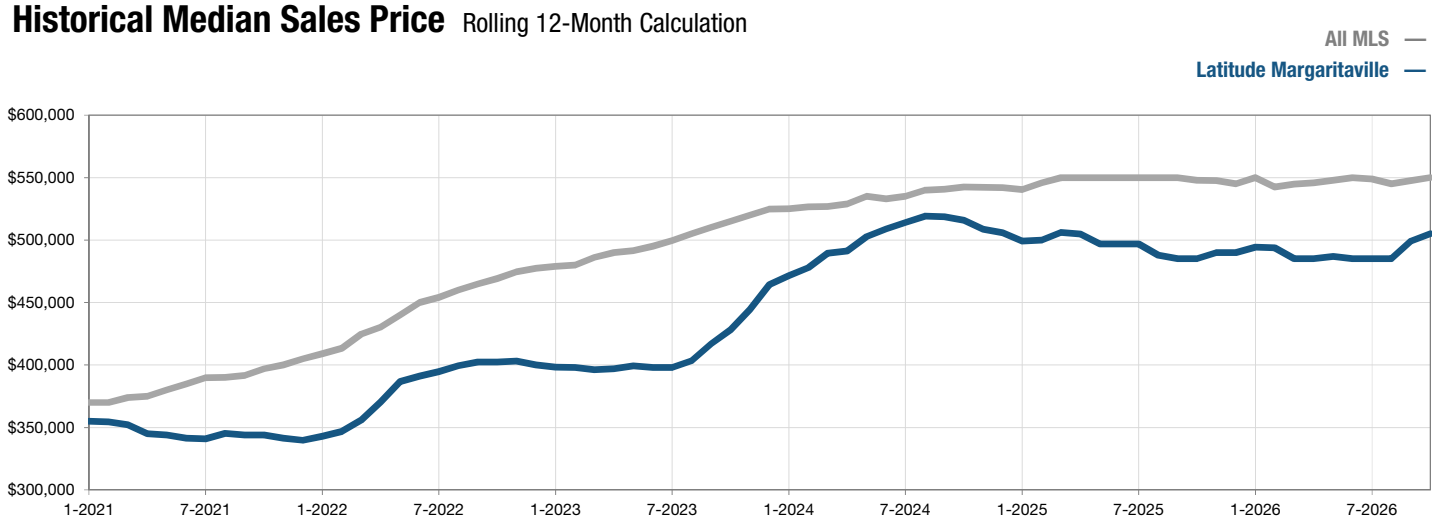
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	11	**60**	+ 445.5%	182	**265**	+ 45.6%
Closed Sales	12	**33**	+ 175.0%	237	**166**	- 30.0%
Median Sales Price*	$458,250	**$523,646**	+ 14.3%	$490,000	**$505,189**	+ 3.1%
Percent of List Price Received*	98.2%	**99.2%**	+ 1.0%	101.6%	**98.5%**	- 3.1%
Days on Market Until Sale	137	**34**	- 75.2%	75	**101**	+ 34.7%
Inventory of Homes for Sale	55	**81**	+ 47.3%	--	**--**	--

* 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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