Local Market Update – October 2026

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

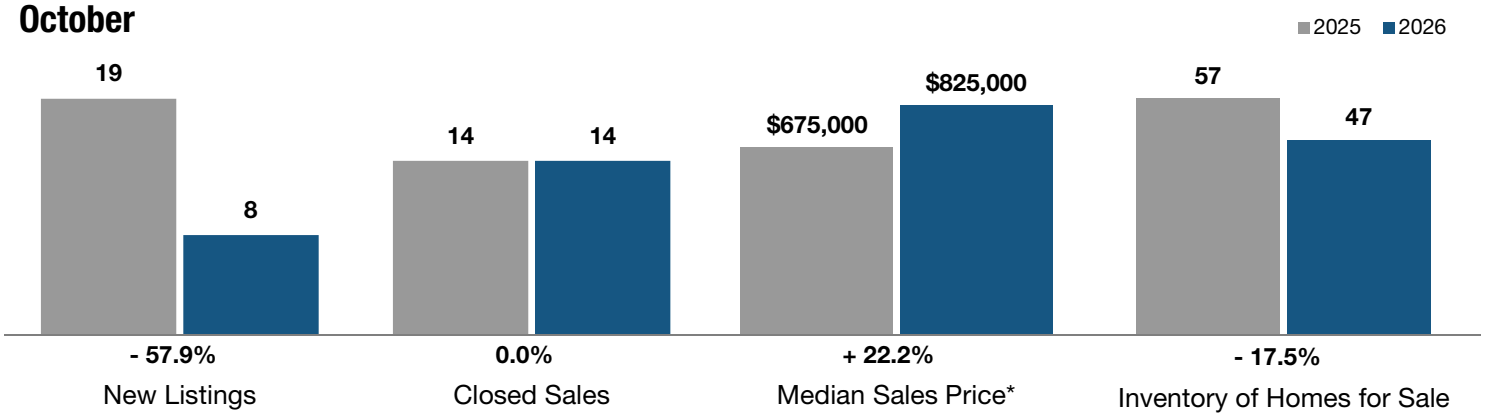
Palmetto Dunes

Condos / Villas Only

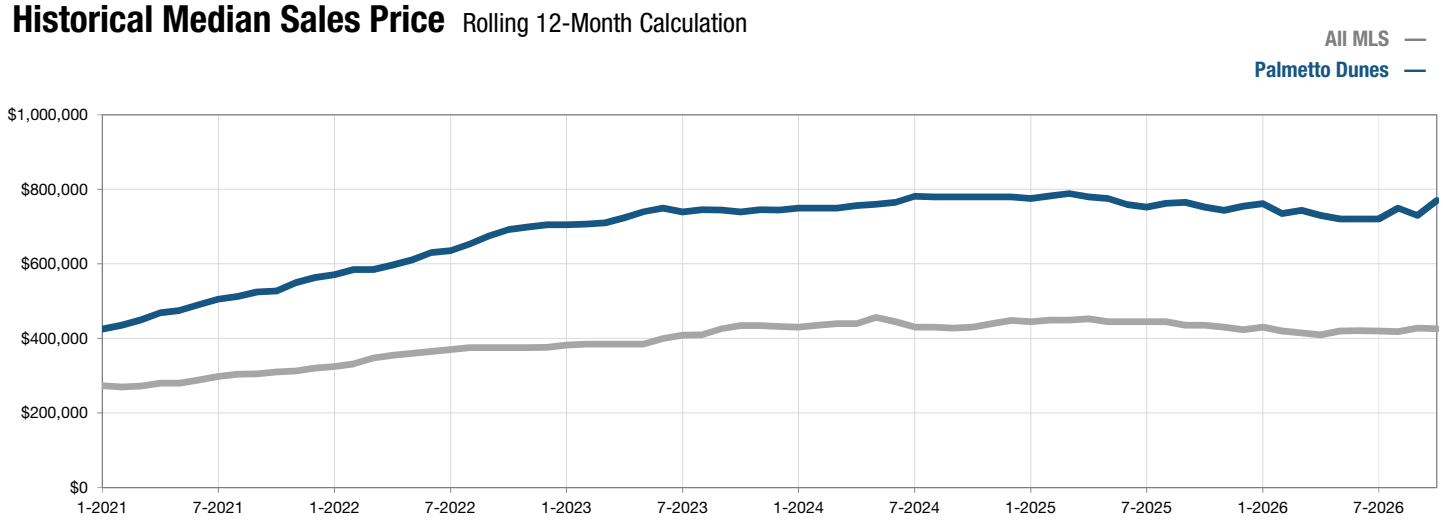
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	19	**8**	- 57.9%	165	**152**	- 7.9%
Closed Sales	14	**14**	0.0%	117	**122**	+ 4.3%
Median Sales Price*	$675,000	**$825,000**	+ 22.2%	$745,000	**$770,000**	+ 3.4%
Percent of List Price Received*	96.6%	**96.7%**	+ 0.1%	97.1%	**96.7%**	- 0.4%
Days on Market Until Sale	122	**134**	+ 10.2%	81	**117**	+ 43.9%
Inventory of Homes for Sale	57	**47**	- 17.5%	--	**--**	--

* 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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