Local Market Update – October 2026

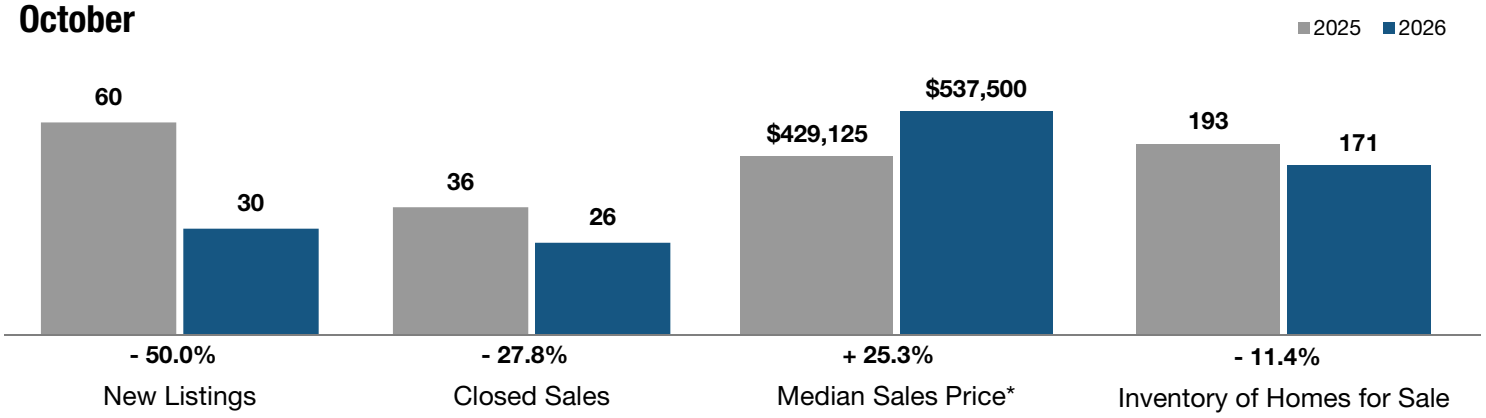
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Northern Beaufort County

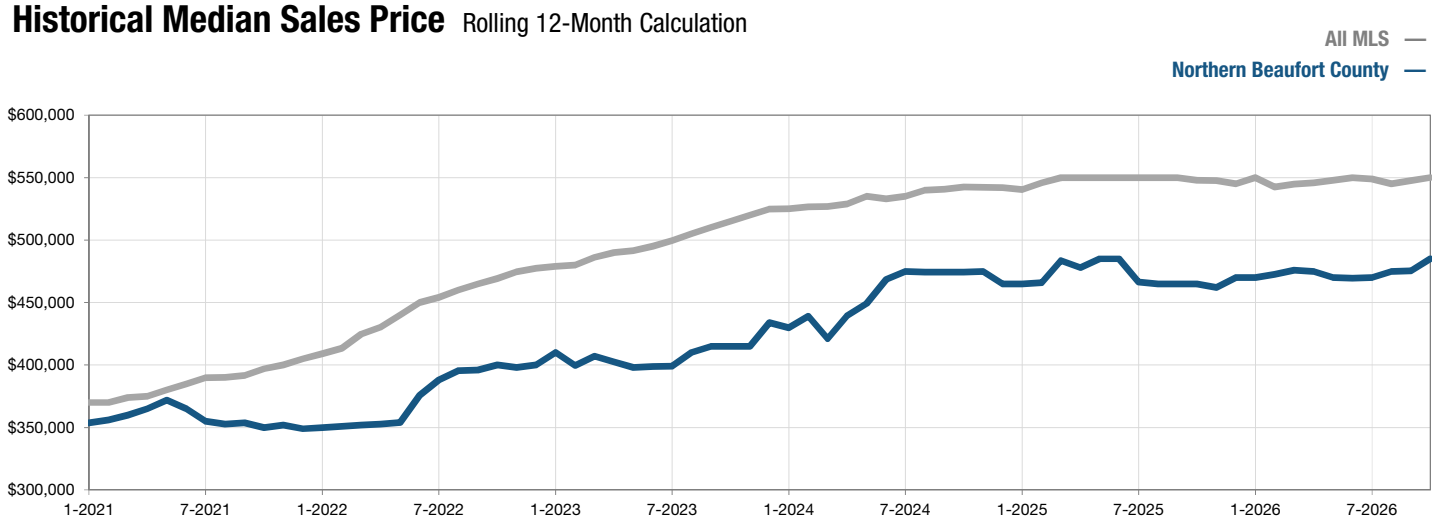
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	60	**30**	- 50.0%	513	**494**	- 3.7%
Closed Sales	36	**26**	- 27.8%	291	**287**	- 1.4%
Median Sales Price*	$429,125	**$537,500**	+ 25.3%	$463,500	**$470,000**	+ 1.4%
Percent of List Price Received*	97.1%	**95.8%**	- 1.3%	97.0%	**97.2%**	+ 0.2%
Days on Market Until Sale	92	**143**	+ 55.4%	89	**129**	+ 44.9%
Inventory of Homes for Sale	193	**171**	- 11.4%	--	**--**	--

* 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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