Local Market Update – October 2026

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

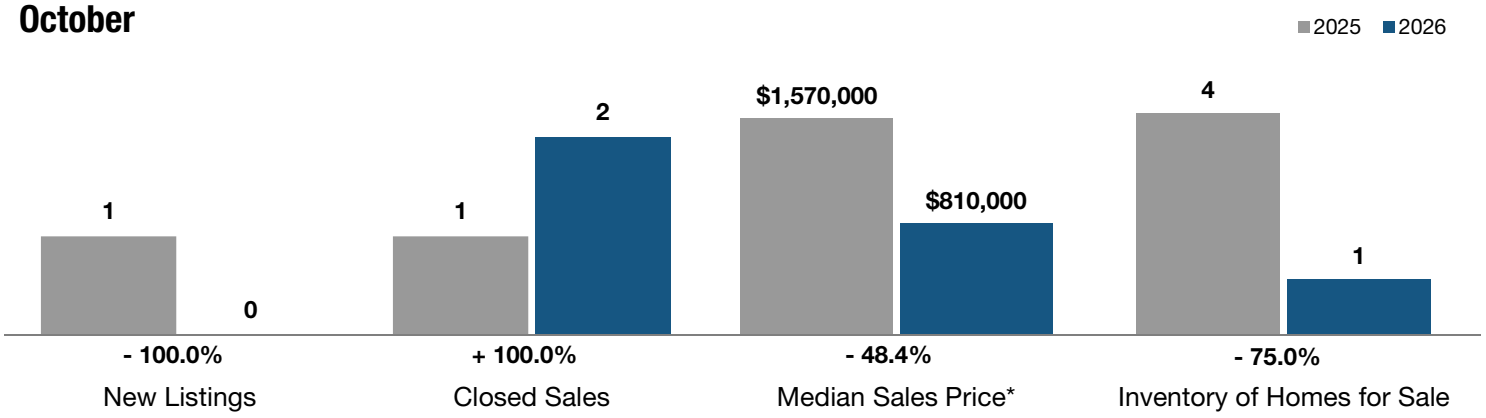
Shipyard

Detached Homes Only

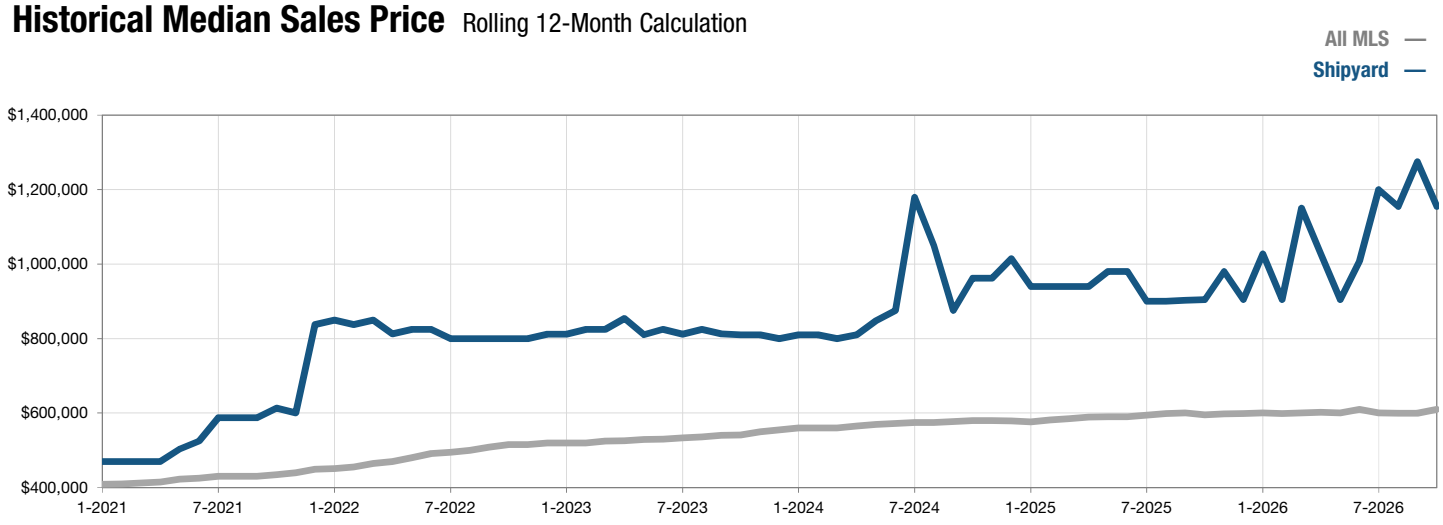
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	1	**0**	- 100.0%	16	**12**	- 25.0%
Closed Sales	1	**2**	+ 100.0%	11	**14**	+ 27.3%
Median Sales Price*	$1,570,000	**$810,000**	- 48.4%	$900,000	**$994,500**	+ 10.5%
Percent of List Price Received*	95.2%	**96.8%**	+ 1.6%	97.3%	**96.7%**	- 0.7%
Days on Market Until Sale	136	**167**	+ 22.4%	80	**130**	+ 62.6%
Inventory of Homes for Sale	4	**1**	- 75.0%	--	**--**	--

* 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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