Local Market Update – October 2026

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

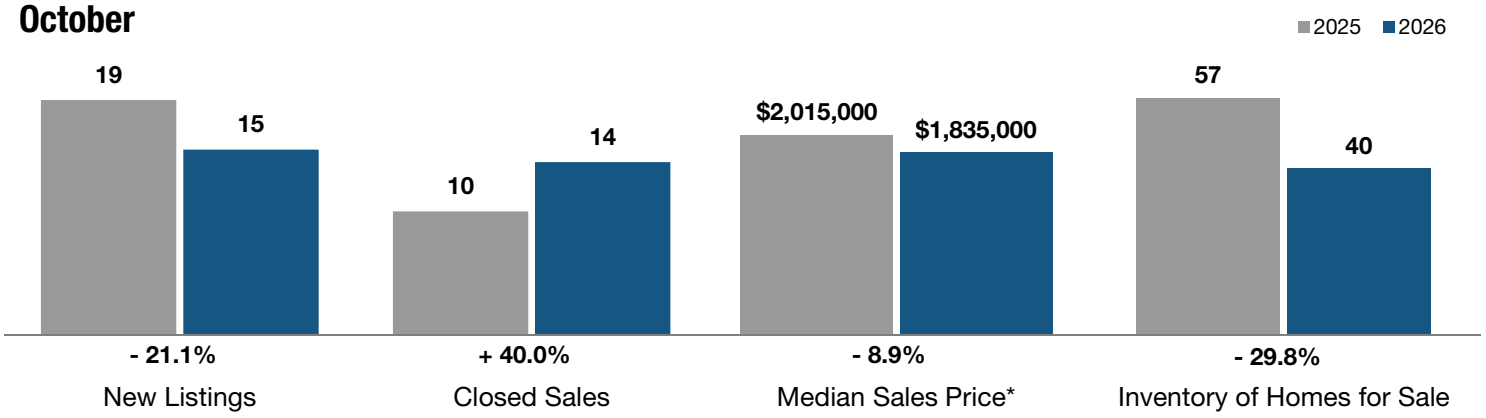
Sea Pines

Detached Homes Only

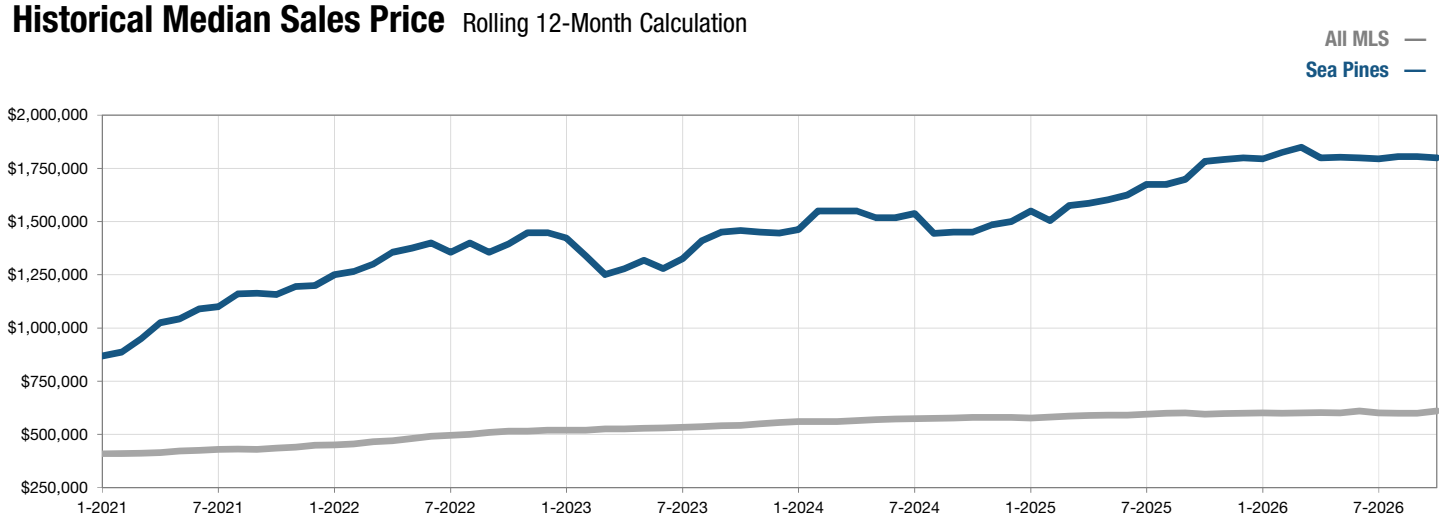
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	19	**15**	- 21.1%	212	**176**	- 17.0%
Closed Sales	10	**14**	+ 40.0%	175	**161**	- 8.0%
Median Sales Price*	$2,015,000	**$1,835,000**	- 8.9%	$1,799,000	**$1,805,000**	+ 0.3%
Percent of List Price Received*	96.4%	**99.0%**	+ 2.6%	96.5%	**96.7%**	+ 0.2%
Days on Market Until Sale	139	**131**	- 5.6%	79	**117**	+ 48.0%
Inventory of Homes for Sale	57	**40**	- 29.8%	--	**--**	--

* 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



Current as of November 10, 2026. Data © 2026 REsides, INC. All Rights Reserved. | Sponsored by South Carolina REALTORS®. | Report © 2026 ShowingTime Plus, LLC.