Local Market Update – October 2026

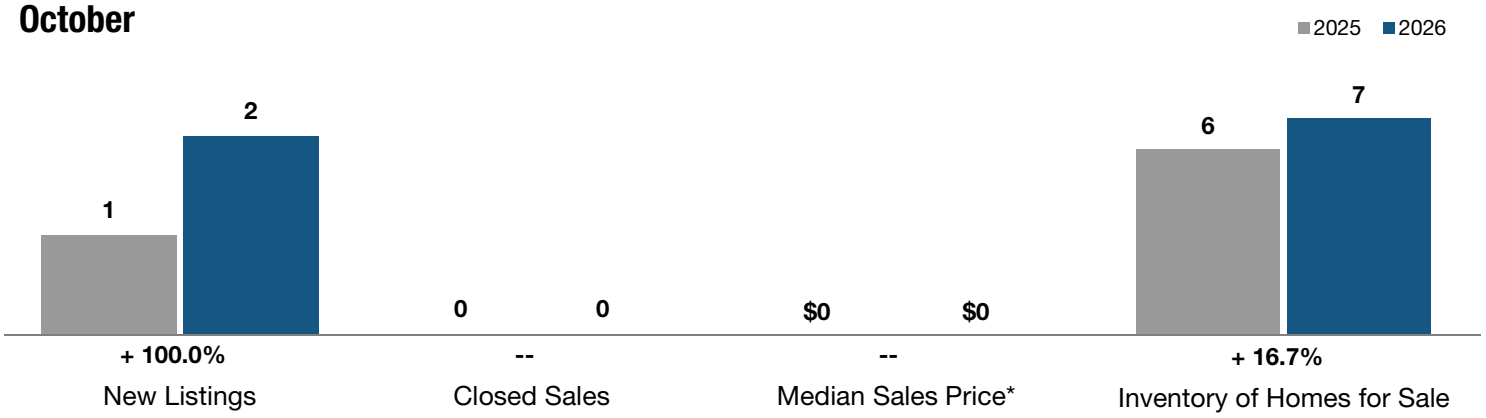
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Spanish Wells

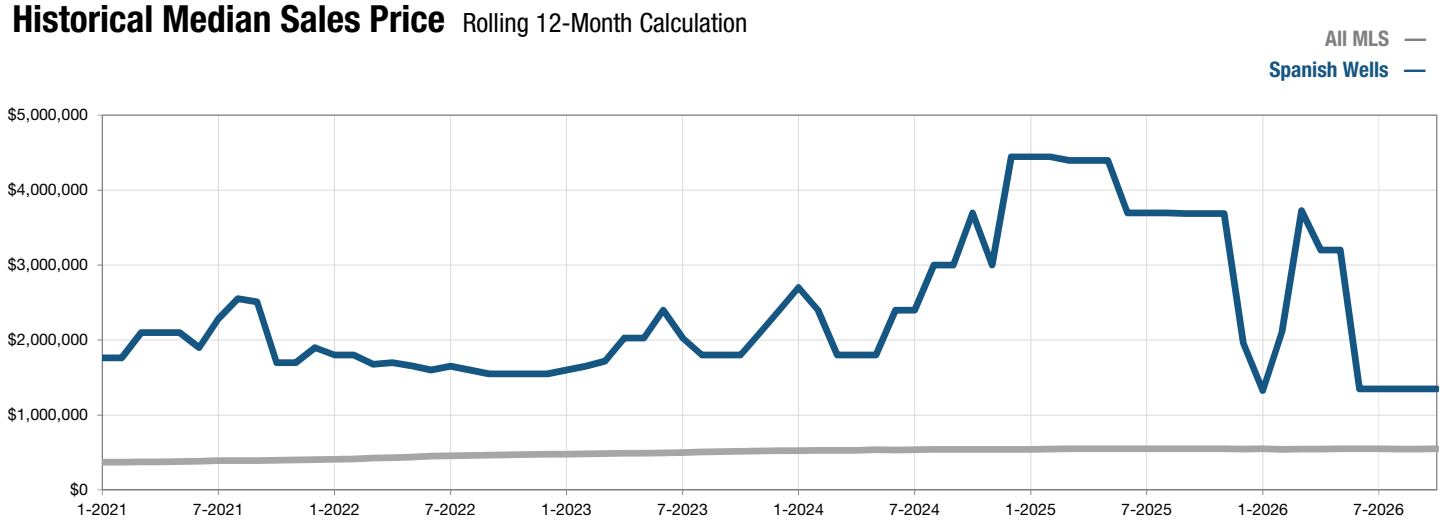
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	1	**2**	+ 100.0%	7	**13**	+ 85.7%
Closed Sales	0	**0**	--	4	**9**	+ 125.0%
Median Sales Price*	$0	**$0**	--	$1,957,500	**$1,350,000**	- 31.0%
Percent of List Price Received*	0.0%	**0.0%**	--	91.7%	**93.1%**	+ 1.5%
Days on Market Until Sale	0	**0**	--	269	**203**	- 24.5%
Inventory of Homes for Sale	6	**7**	+ 16.7%	--	**--**	--

* 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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