Local Market Update – October 2026

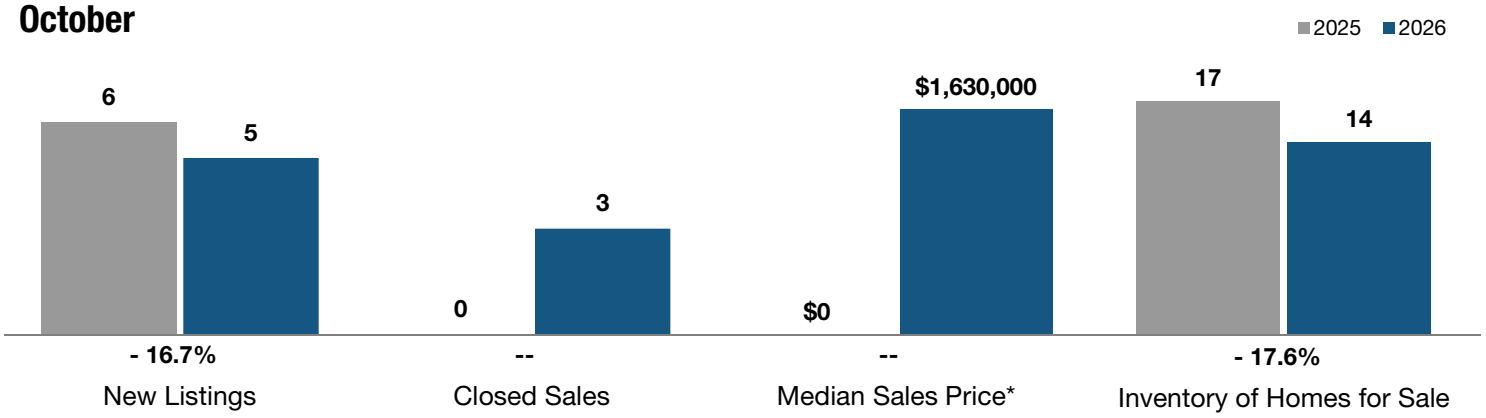
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Spring Island

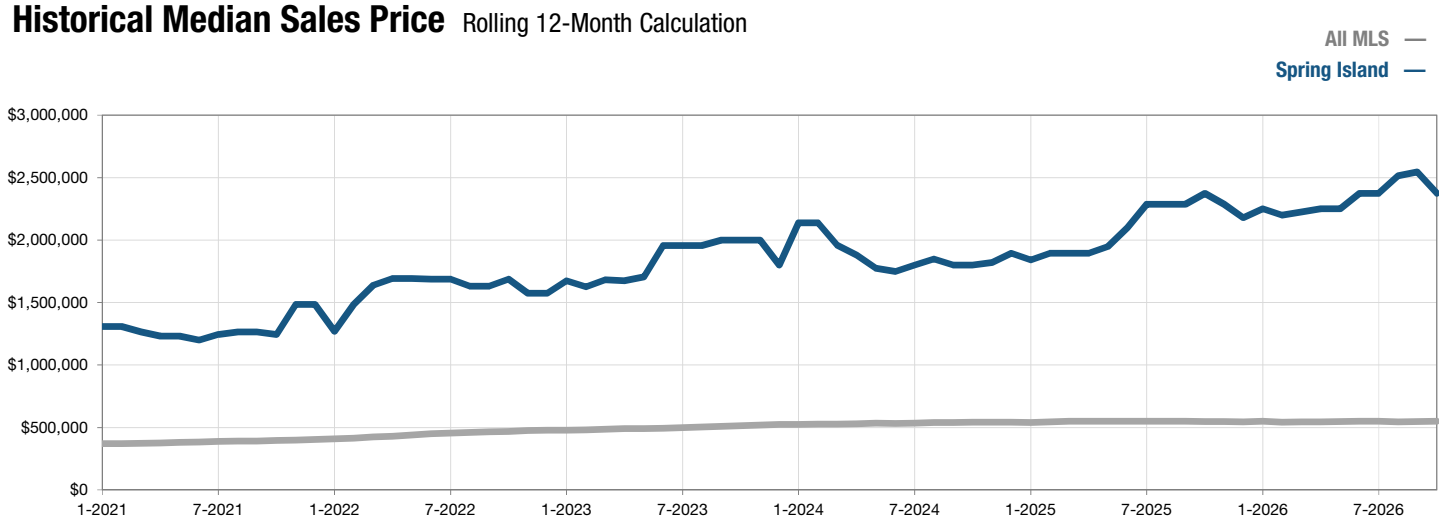
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	6	**5**	- 16.7%	19	**24**	+ 26.3%
Closed Sales	0	**3**	--	9	**22**	+ 144.4%
Median Sales Price*	$0	**$1,630,000**	--	$2,200,000	**$2,445,000**	+ 11.1%
Percent of List Price Received*	0.0%	**92.4%**	--	93.9%	**93.6%**	- 0.3%
Days on Market Until Sale	0	**186**	--	156	**223**	+ 42.9%
Inventory of Homes for Sale	17	**14**	- 17.6%	--	**--**	--

* 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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