

Local Market Update – January 2026

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

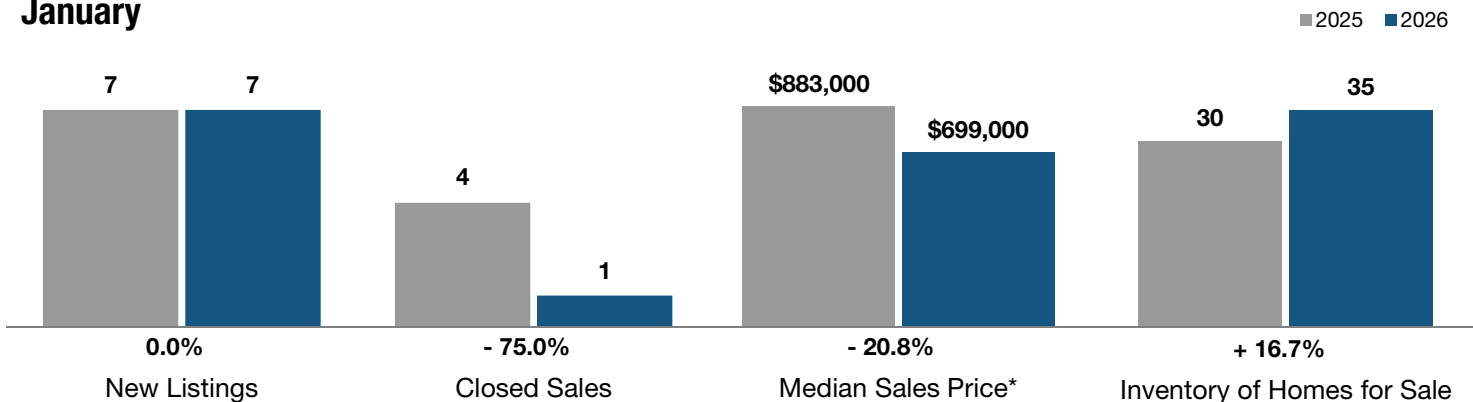


Callawassie Island

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	7	0.0%	7	7	0.0%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$883,000	\$699,000	- 20.8%	\$883,000	\$699,000	- 20.8%
Percent of List Price Received*	96.8%	100.0%	+ 3.3%	96.8%	100.0%	+ 3.3%
Days on Market Until Sale	70	146	+ 108.6%	70	146	+ 108.6%
Inventory of Homes for Sale	30	35	+ 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

