

Local Market Update – January 2026

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

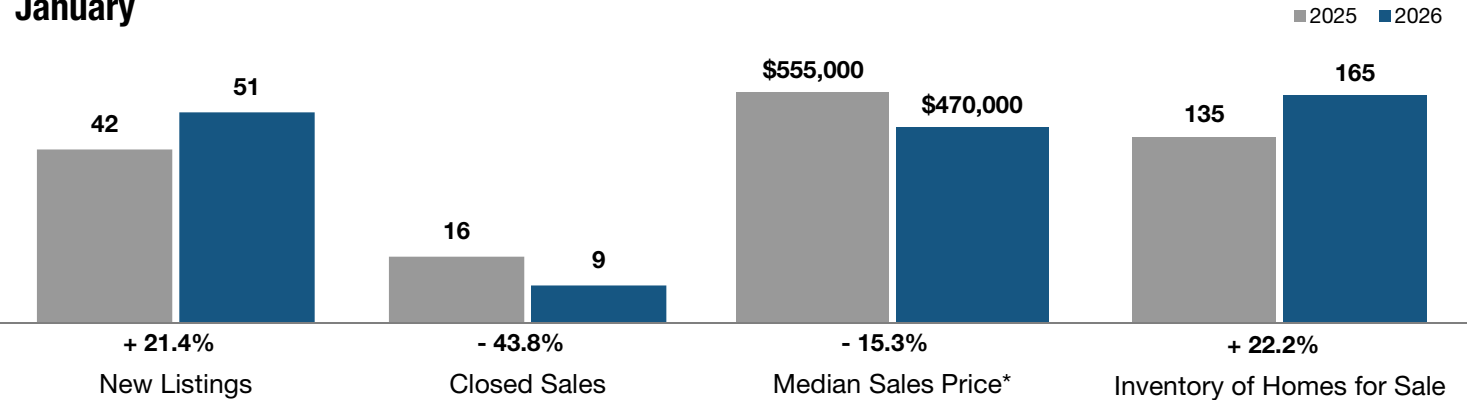


Northern Beaufort County

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	42	51	+ 21.4%	42	51	+ 21.4%
Closed Sales	16	9	- 43.8%	16	9	- 43.8%
Median Sales Price*	\$555,000	\$470,000	- 15.3%	\$555,000	\$470,000	- 15.3%
Percent of List Price Received*	96.7%	96.1%	- 0.6%	96.7%	96.1%	- 0.6%
Days on Market Until Sale	70	115	+ 64.3%	70	115	+ 64.3%
Inventory of Homes for Sale	135	165	+ 22.2%	--	--	--

* 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

