

Local Market Update – January 2026

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



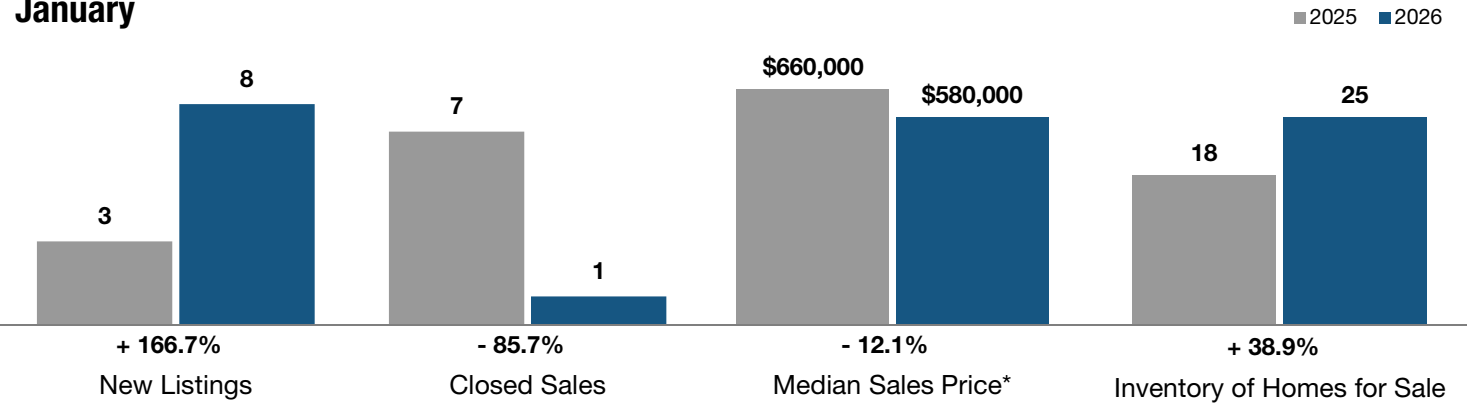
Shipyard

Condos / Villas Only

| Key Metrics | January | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 3 | 8 | + 166.7% | 3 | 8 | + 166.7% |
| Closed Sales | 7 | 1 | - 85.7% | 7 | 1 | - 85.7% |
| Median Sales Price* | \$660,000 | \$580,000 | - 12.1% | \$660,000 | \$580,000 | - 12.1% |
| Percent of List Price Received* | 97.7% | 94.3% | - 3.5% | 97.7% | 94.3% | - 3.5% |
| Days on Market Until Sale | 74 | 94 | + 27.8% | 74 | 94 | + 27.8% |
| Inventory of Homes for Sale | 18 | 25 | + 38.9% | -- | -- | -- |

* 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

