

Local Market Update – February 2026

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

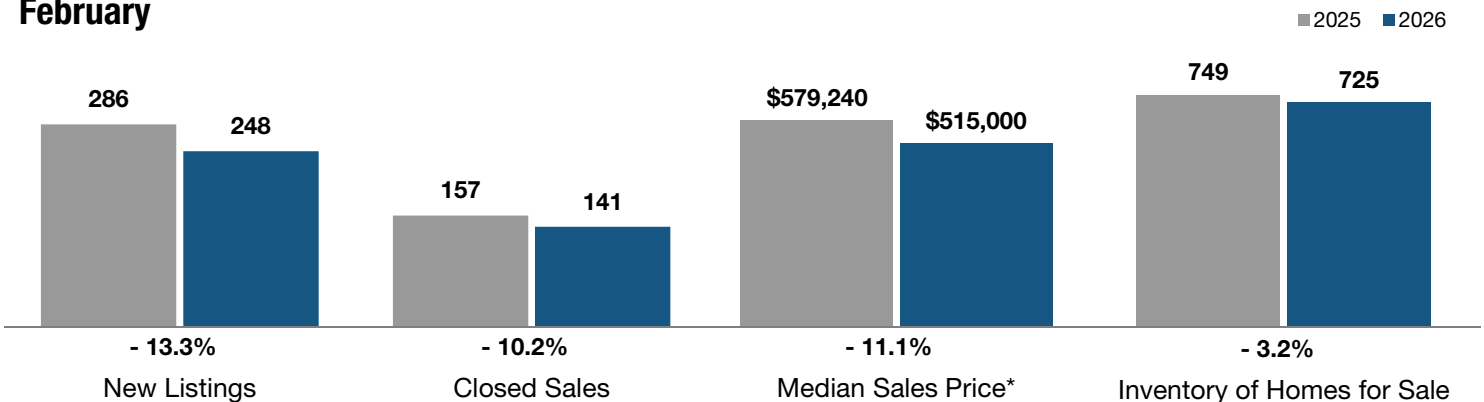


Bluffton 29910 and 29909

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	286	248	- 13.3%	551	492	- 10.7%
Closed Sales	157	141	- 10.2%	302	311	+ 3.0%
Median Sales Price*	\$579,240	\$515,000	- 11.1%	\$535,000	\$530,000	- 0.9%
Percent of List Price Received*	97.6%	97.4%	- 0.2%	97.4%	97.1%	- 0.3%
Days on Market Until Sale	68	137	+ 101.5%	65	151	+ 132.3%
Inventory of Homes for Sale	749	725	- 3.2%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

