

Local Market Update – February 2026

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



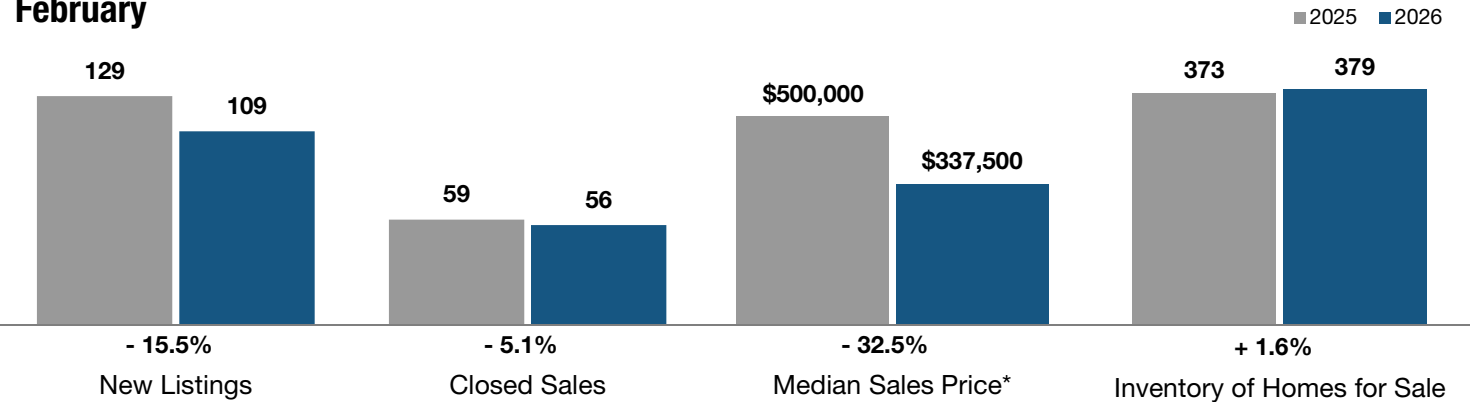
Hilton Head Totals

Condos / Villas Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	129	109	- 15.5%	249	237	- 4.8%
Closed Sales	59	56	- 5.1%	119	106	- 10.9%
Median Sales Price*	\$500,000	\$337,500	- 32.5%	\$545,000	\$480,000	- 11.9%
Percent of List Price Received*	96.8%	95.5%	- 1.3%	96.5%	96.0%	- 0.5%
Days on Market Until Sale	75	120	+ 59.0%	83	124	+ 48.7%
Inventory of Homes for Sale	373	379	+ 1.6%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

