

Local Market Update – February 2026

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



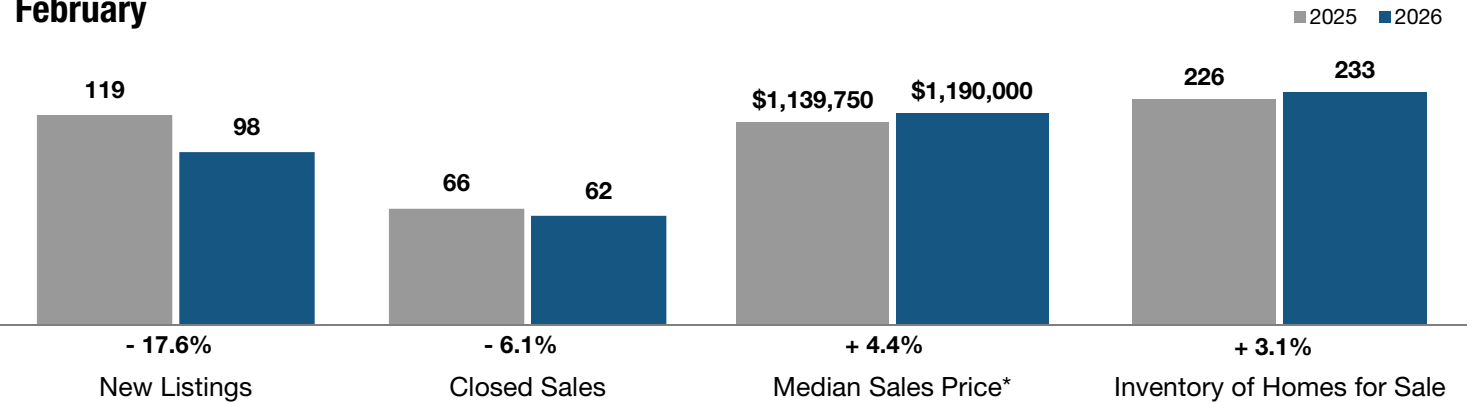
Hilton Head Totals

Detached Homes Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	119	98	- 17.6%	204	197	- 3.4%
Closed Sales	66	62	- 6.1%	133	140	+ 5.3%
Median Sales Price*	\$1,139,750	\$1,190,000	+ 4.4%	\$1,275,000	\$1,152,500	- 9.6%
Percent of List Price Received*	96.8%	95.9%	- 0.9%	97.0%	95.7%	- 1.4%
Days on Market Until Sale	46	107	+ 133.5%	54	116	+ 114.9%
Inventory of Homes for Sale	226	233	+ 3.1%	--	--	--

* 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

