

Local Market Update – February 2026

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

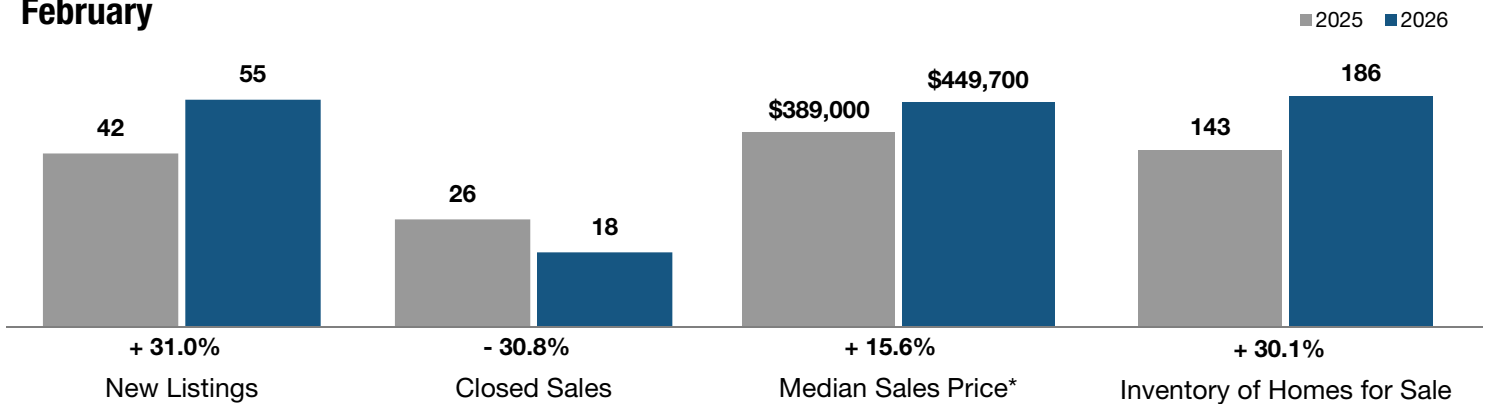


Northern Beaufort County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	42	55	+ 31.0%	84	106	+ 26.2%
Closed Sales	26	18	- 30.8%	42	27	- 35.7%
Median Sales Price*	\$389,000	\$449,700	+ 15.6%	\$398,000	\$466,500	+ 17.2%
Percent of List Price Received*	96.7%	98.3%	+ 1.7%	96.7%	97.6%	+ 0.9%
Days on Market Until Sale	62	117	+ 88.7%	65	116	+ 78.5%
Inventory of Homes for Sale	143	186	+ 30.1%	--	--	--

* 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

