

Local Market Update – February 2026

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

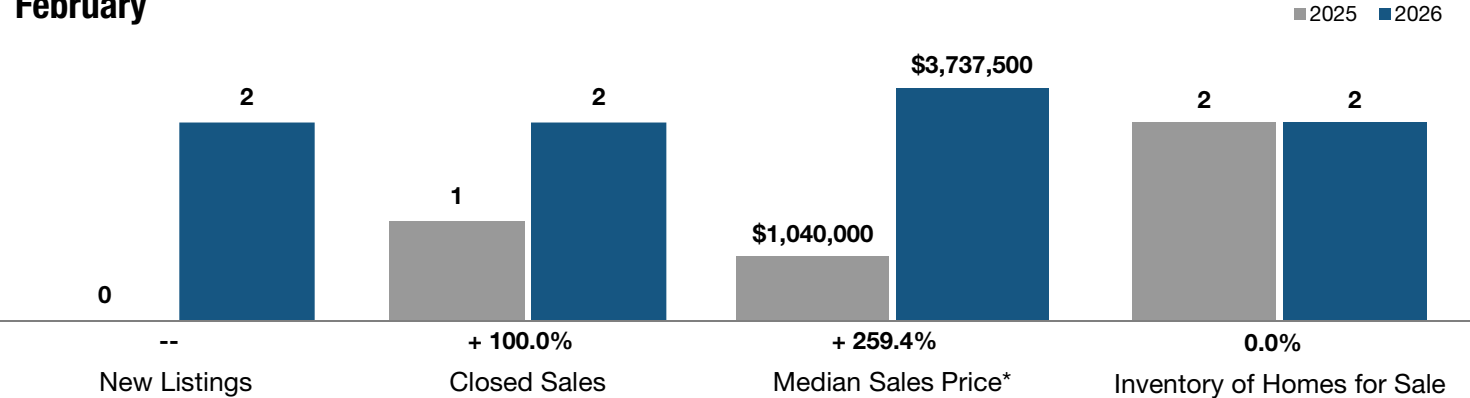


Spanish Wells

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	0	2	--	0	2	--
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$1,040,000	\$3,737,500	+ 259.4%	\$1,040,000	\$1,350,000	+ 29.8%
Percent of List Price Received*	87.4%	92.2%	+ 5.5%	87.4%	92.0%	+ 5.3%
Days on Market Until Sale	201	225	+ 11.9%	201	246	+ 22.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--

* 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

