

Local Market Update – February 2026

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

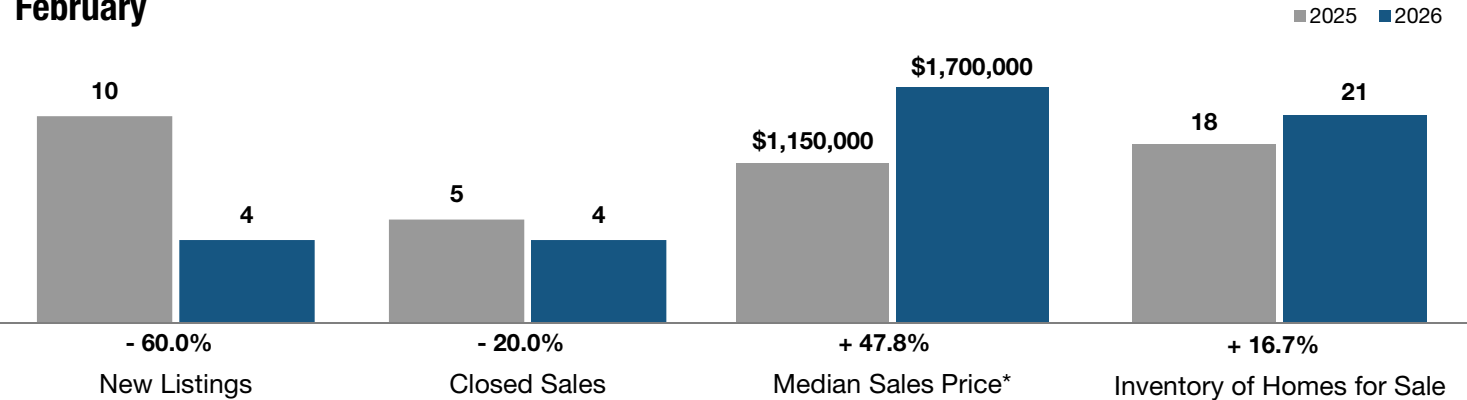


Berkeley Hall

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	10	4	- 60.0%	16	7	- 56.3%
Closed Sales	5	4	- 20.0%	6	5	- 16.7%
Median Sales Price*	\$1,150,000	\$1,700,000	+ 47.8%	\$1,350,000	\$1,694,000	+ 25.5%
Percent of List Price Received*	96.5%	92.4%	- 4.2%	96.6%	93.8%	- 2.9%
Days on Market Until Sale	23	168	+ 630.4%	22	158	+ 618.2%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--

* 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

