

Local Market Update – February 2026

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

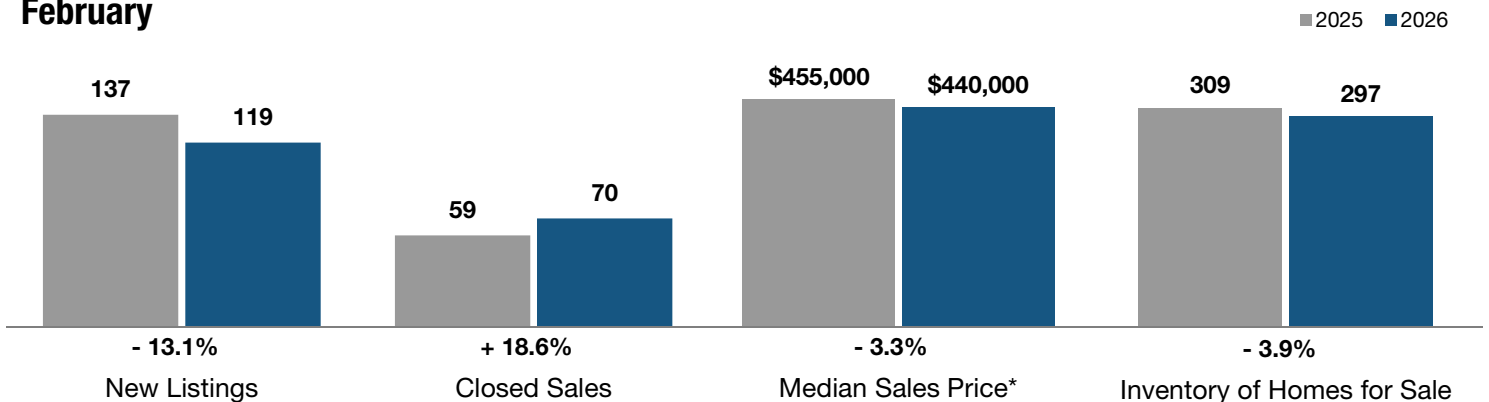


Bluffton General

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	137	119	- 13.1%	262	233	- 11.1%
Closed Sales	59	70	+ 18.6%	128	139	+ 8.6%
Median Sales Price*	\$455,000	\$440,000	- 3.3%	\$452,500	\$474,990	+ 5.0%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	59	142	+ 140.7%	64	148	+ 131.3%
Inventory of Homes for Sale	309	297	- 3.9%	--	--	--

* 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

