

Local Market Update – February 2026

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

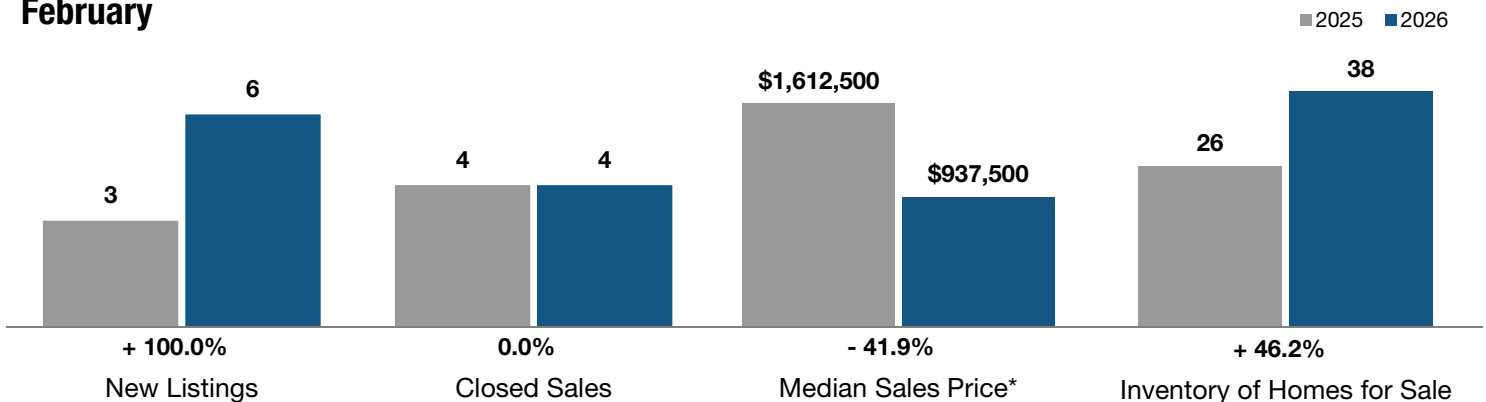


Callawassie Island

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	3	6	+ 100.0%	10	13	+ 30.0%
Closed Sales	4	4	0.0%	8	5	- 37.5%
Median Sales Price*	\$1,612,500	\$937,500	- 41.9%	\$1,112,500	\$800,000	- 28.1%
Percent of List Price Received*	91.6%	91.9%	+ 0.3%	94.2%	93.5%	- 0.7%
Days on Market Until Sale	120	95	- 20.8%	95	105	+ 10.5%
Inventory of Homes for Sale	26	38	+ 46.2%	--	--	--

* 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

