

Local Market Update – February 2026

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

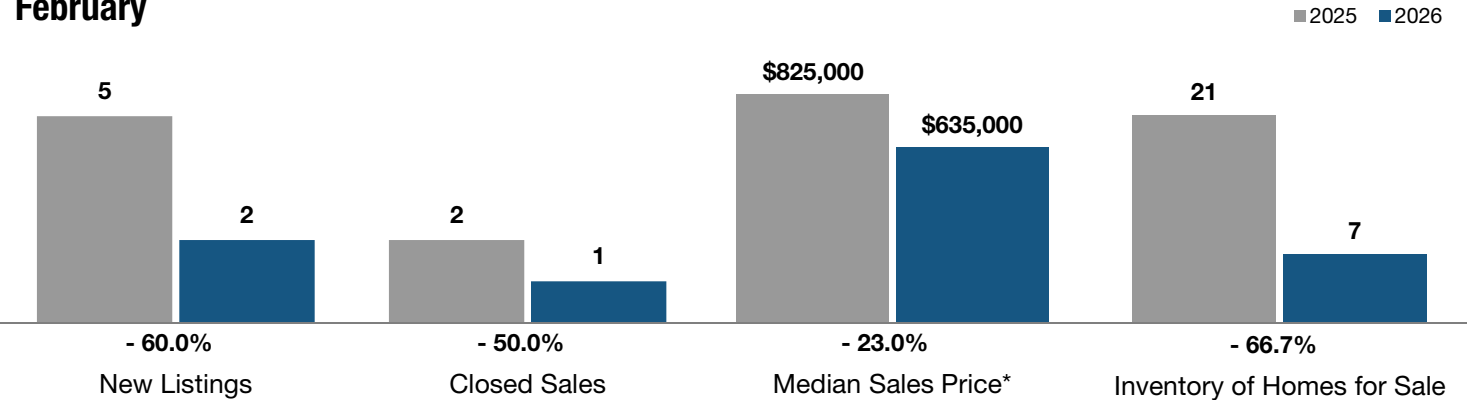


Fripp Island

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	2	- 60.0%	9	4	- 55.6%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$825,000	\$635,000	- 23.0%	\$825,000	\$635,000	- 23.0%
Percent of List Price Received*	97.1%	100.8%	+ 3.8%	97.1%	100.8%	+ 3.8%
Days on Market Until Sale	35	36	+ 2.9%	35	36	+ 2.9%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--

* 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

