

Local Market Update – February 2026

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



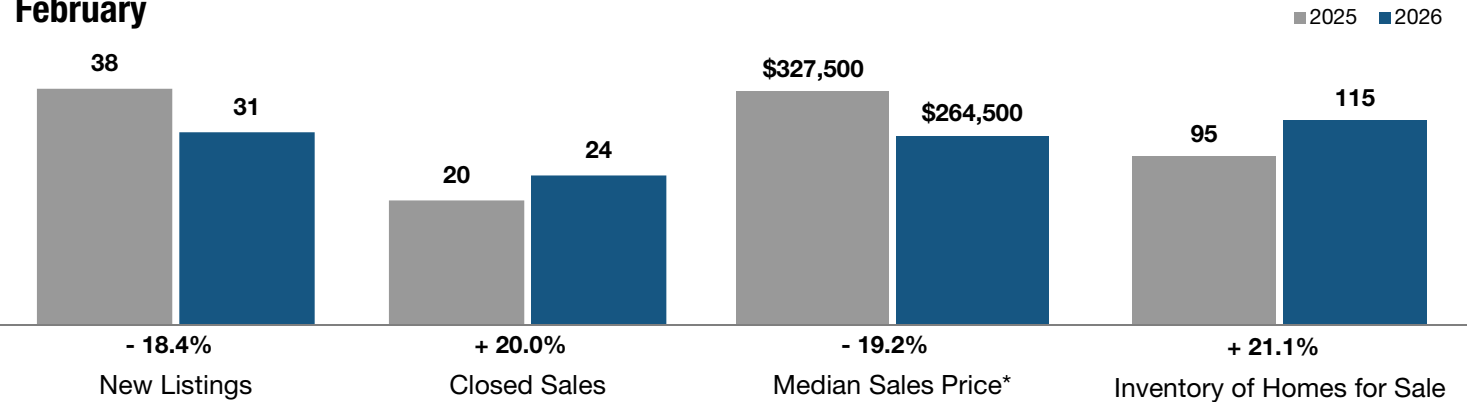
HH General

Condos / Villas Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	38	31	- 18.4%	75	68	- 9.3%
Closed Sales	20	24	+ 20.0%	41	27	- 34.1%
Median Sales Price*	\$327,500	\$264,500	- 19.2%	\$330,000	\$265,000	- 19.7%
Percent of List Price Received*	96.3%	95.7%	- 0.6%	95.9%	96.0%	+ 0.1%
Days on Market Until Sale	67	136	+ 102.3%	68	134	+ 97.4%
Inventory of Homes for Sale	95	115	+ 21.1%	--	--	--

* 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

