

Local Market Update – February 2026

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



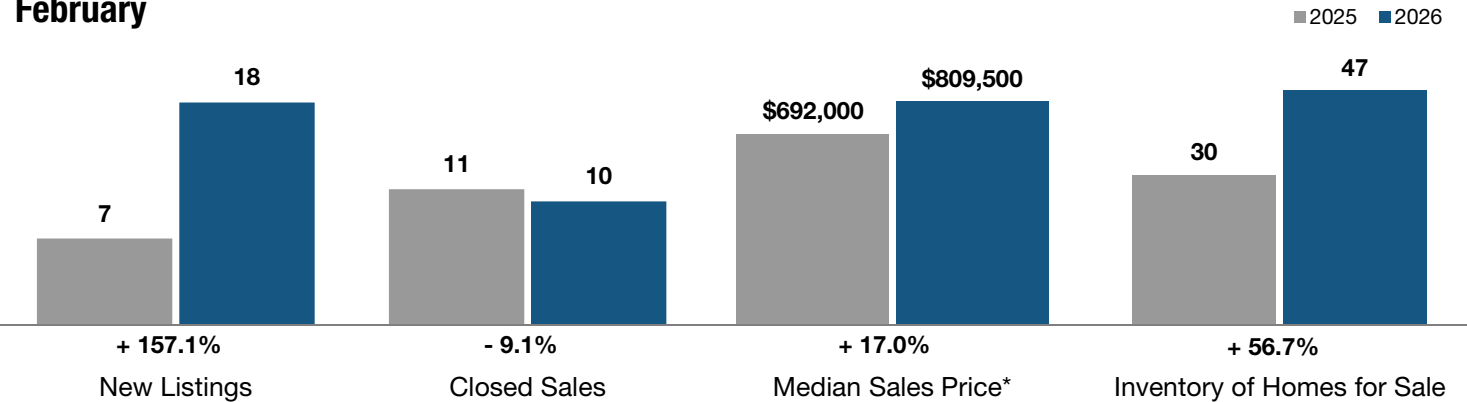
HH General

Detached Homes Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	18	+ 157.1%	15	33	+ 120.0%
Closed Sales	11	10	- 9.1%	20	23	+ 15.0%
Median Sales Price*	\$692,000	\$809,500	+ 17.0%	\$613,250	\$665,000	+ 8.4%
Percent of List Price Received*	97.7%	95.7%	- 2.0%	97.7%	96.4%	- 1.3%
Days on Market Until Sale	64	135	+ 109.9%	64	125	+ 96.3%
Inventory of Homes for Sale	30	47	+ 56.7%	--	--	--

* 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

