

Local Market Update – February 2026

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



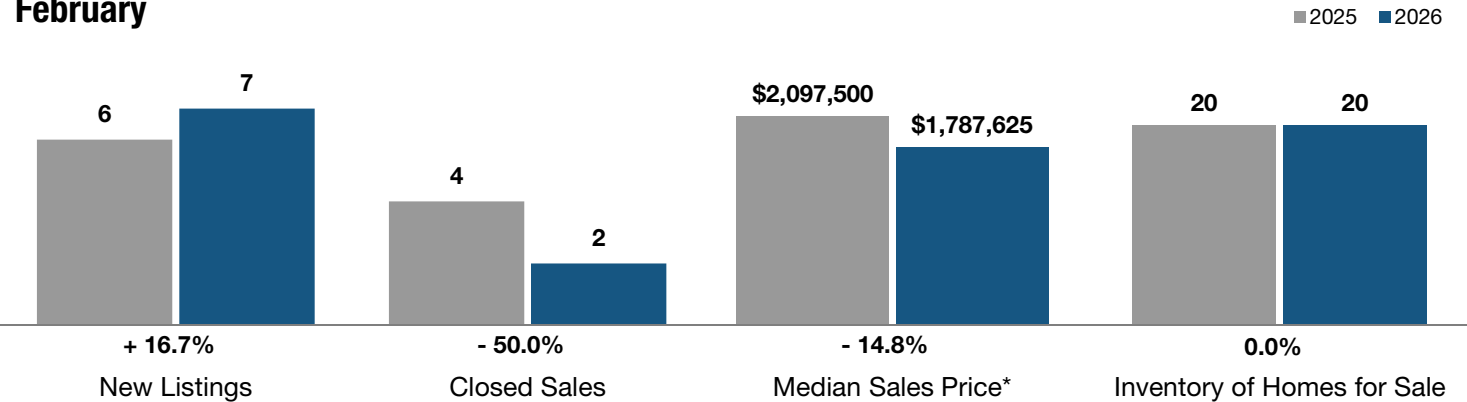
Palmetto Dunes

Detached Homes Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	7	+ 16.7%	10	11	+ 10.0%
Closed Sales	4	2	- 50.0%	8	8	0.0%
Median Sales Price*	\$2,097,500	\$1,787,625	- 14.8%	\$2,400,000	\$2,072,500	- 13.6%
Percent of List Price Received*	95.3%	98.2%	+ 3.0%	95.5%	96.9%	+ 1.6%
Days on Market Until Sale	46	79	+ 72.7%	104	148	+ 42.1%
Inventory of Homes for Sale	20	20	0.0%	--	--	--

* 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

