

Local Market Update – February 2026

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



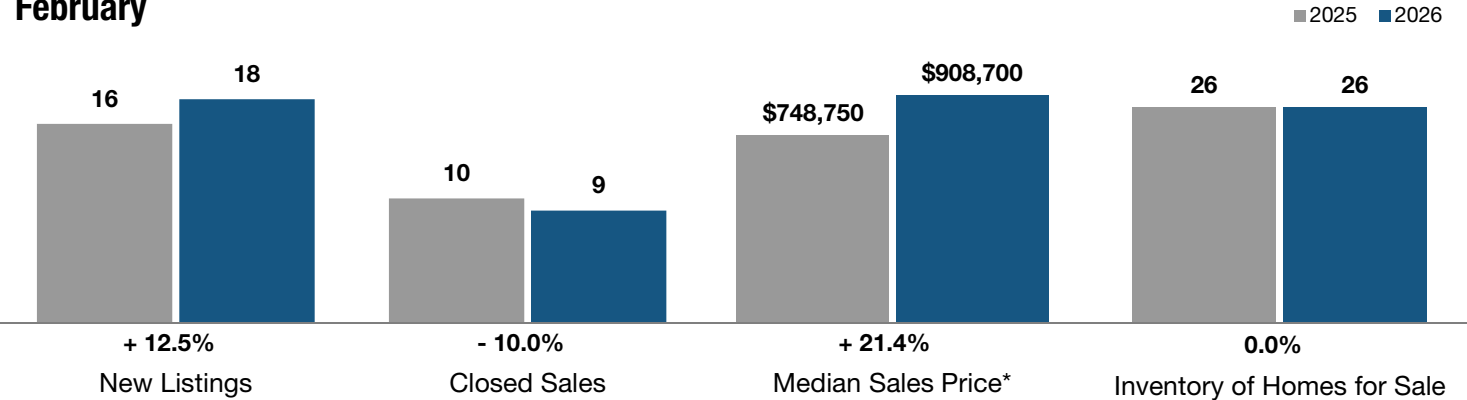
Sea Pines

Condos / Villas Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	16	18	+ 12.5%	25	27	+ 8.0%
Closed Sales	10	9	- 10.0%	14	14	0.0%
Median Sales Price*	\$748,750	\$908,700	+ 21.4%	\$763,500	\$860,000	+ 12.6%
Percent of List Price Received*	96.3%	95.8%	- 0.5%	96.6%	96.6%	+ 0.1%
Days on Market Until Sale	115	94	- 18.1%	110	86	- 22.3%
Inventory of Homes for Sale	26	26	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

