

Local Market Update – February 2026

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



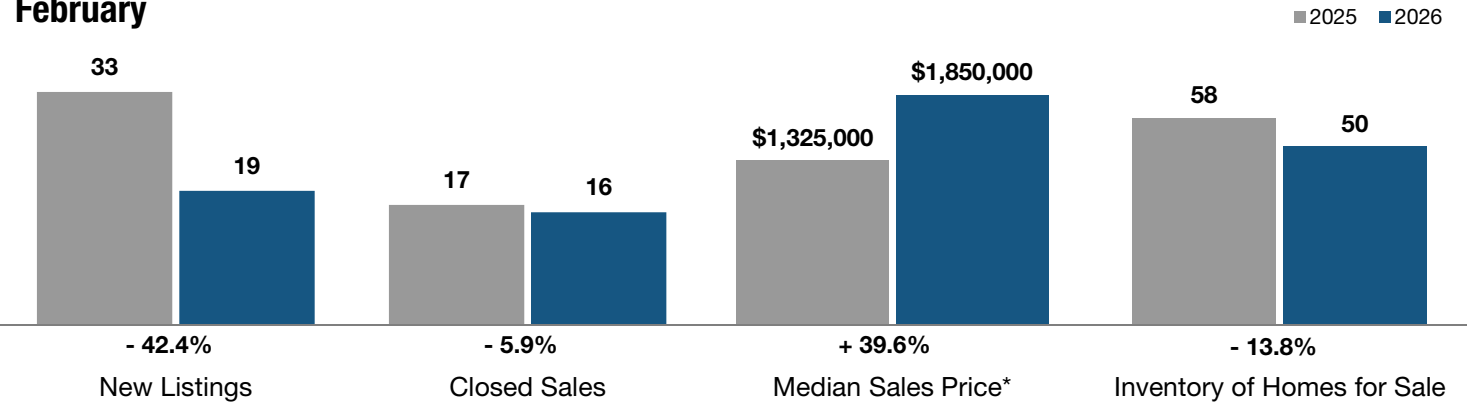
Sea Pines

Detached Homes Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	33	19	- 42.4%	55	48	- 12.7%
Closed Sales	17	16	- 5.9%	35	33	- 5.7%
Median Sales Price*	\$1,325,000	\$1,850,000	+ 39.6%	\$1,575,000	\$1,765,000	+ 12.1%
Percent of List Price Received*	97.3%	95.4%	- 1.9%	97.0%	94.2%	- 2.9%
Days on Market Until Sale	40	94	+ 134.0%	41	107	+ 158.4%
Inventory of Homes for Sale	58	50	- 13.8%	--	--	--

* 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

