

Local Market Update – February 2026

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



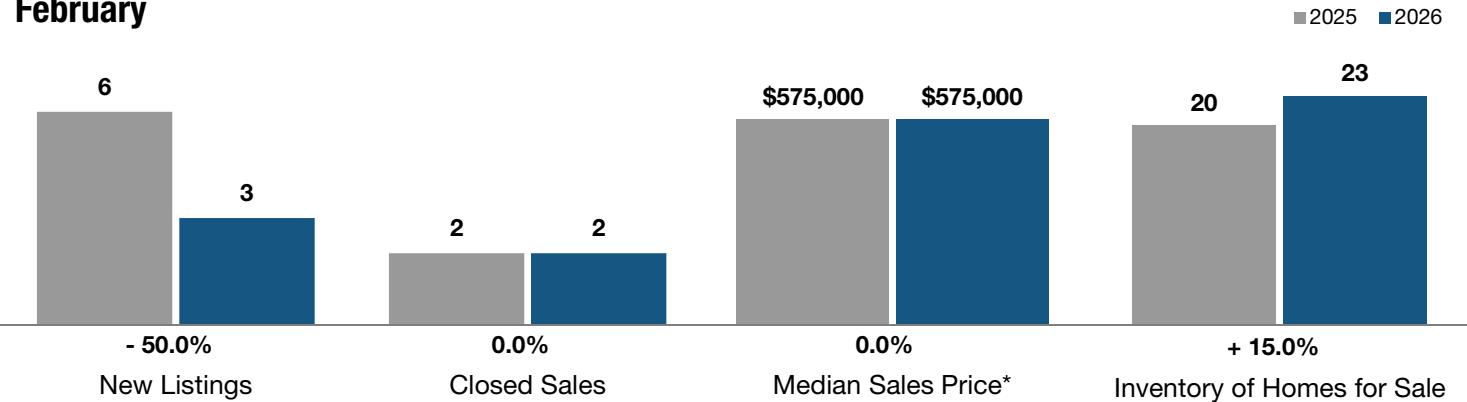
Shipyard

Condos / Villas Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	3	- 50.0%	9	11	+ 22.2%
Closed Sales	2	2	0.0%	9	3	- 66.7%
Median Sales Price*	\$575,000	\$575,000	0.0%	\$600,000	\$580,000	- 3.3%
Percent of List Price Received*	96.1%	87.1%	- 9.3%	97.4%	89.5%	- 8.1%
Days on Market Until Sale	115	88	- 23.9%	83	90	+ 8.3%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--

* 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

