

# Local Market Update – February 2026

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

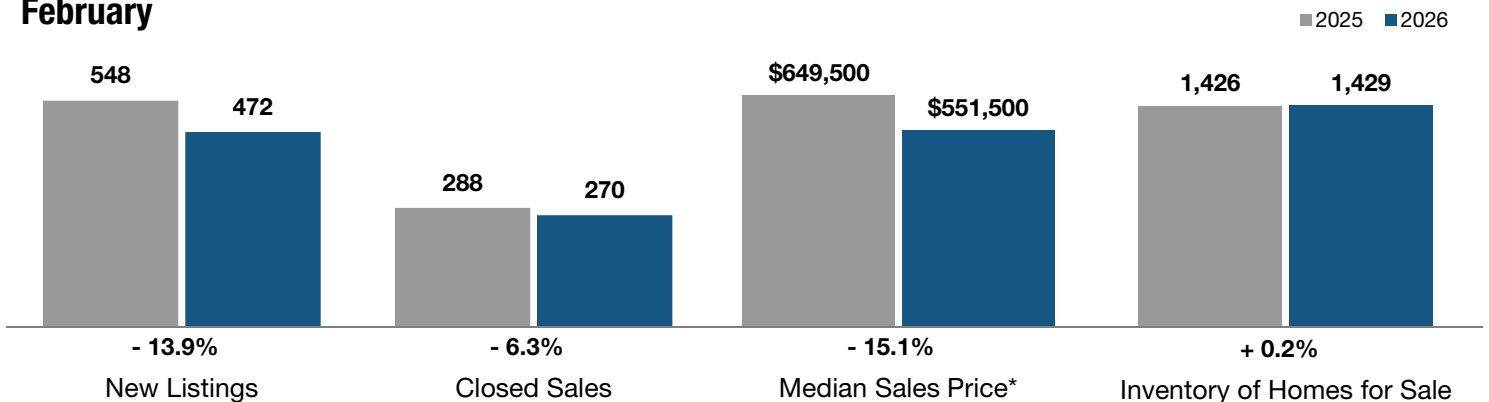


## Southern Beaufort County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	548	472	- 13.9%	1,035	958	- 7.4%
Closed Sales	288	270	- 6.3%	574	573	- 0.2%
Median Sales Price*	\$649,500	\$551,500	- 15.1%	\$621,095	\$609,900	- 1.8%
Percent of List Price Received*	97.2%	96.5%	- 0.7%	97.0%	96.4%	- 0.6%
Days on Market Until Sale	64	134	+ 109.4%	67	141	+ 110.4%
Inventory of Homes for Sale	1,426	1,429	+ 0.2%	--	--	--

\* 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

