

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings were down 1.8 percent to 599. Pending Sales increased 10.3 percent to 525. Inventory shrank 4.5 percent to 2,101 units.

Median Sales Price was up 6.8 percent to \$565,000. Days on Market increased 68.8 percent to 130 days. Months Supply of Inventory was down 11.5 percent to 4.6 months.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

+ 17.8%	+ 6.8%	- 11.5%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Months Supply

A research tool provided by the Hilton Head Area REALTORS®. Percent changes are calculated using rounded figures.

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Market Overview

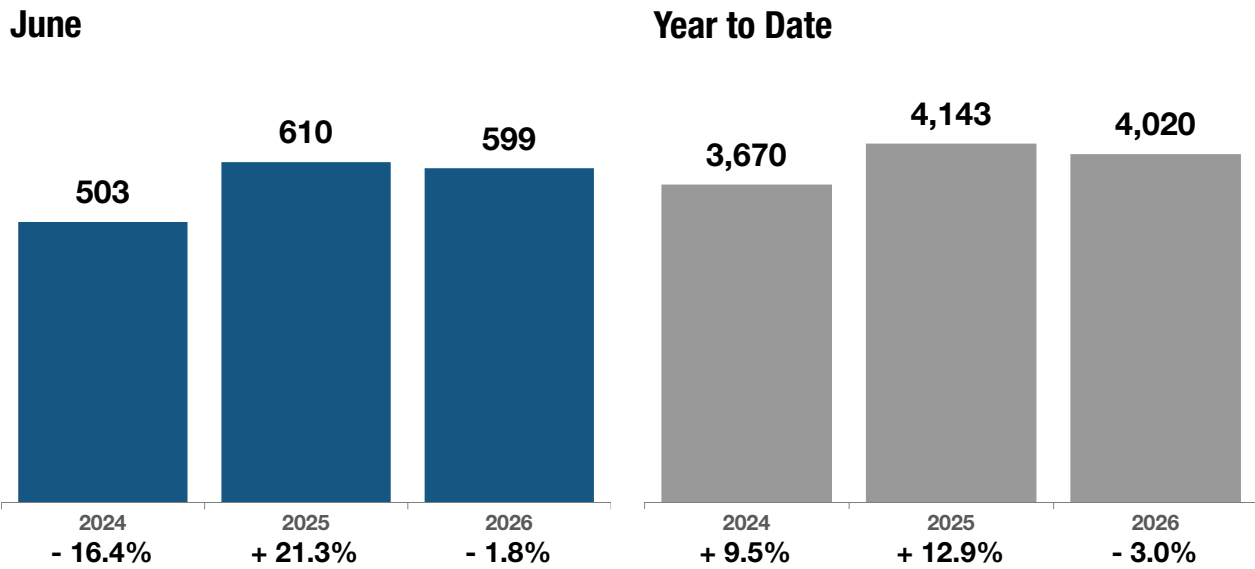
Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparkbars	06-2025	06-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		610	599	- 1.8%	4,143	4,020	- 3.0%
Pending Sales		476	525	+ 10.3%	2,859	3,045	+ 6.5%
Closed Sales		512	603	+ 17.8%	2,692	2,785	+ 3.5%
Days on Market		77	130	+ 68.8%	69	133	+ 92.8%
Median Sales Price		\$529,000	\$565,000	+ 6.8%	\$555,000	\$570,000	+ 2.7%
Average Sales Price		\$743,553	\$823,146	+ 10.7%	\$806,307	\$837,554	+ 3.9%
Pct. of List Price Received		97.5%	96.9%	- 0.6%	97.5%	97.0%	- 0.5%
Housing Affordability Index		65	61	- 6.2%	62	60	- 3.2%
Inventory of Homes for Sale		2,200	2,101	- 4.5%	--	--	--
Months Supply of Inventory		5.2	4.6	- 11.5%	--	--	--

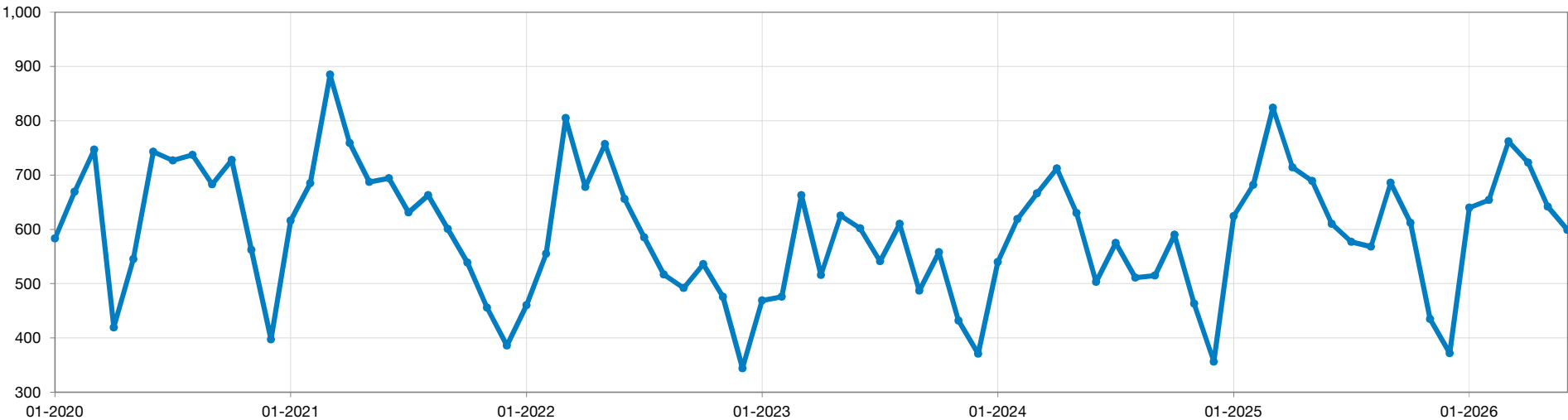
New Listings

A count of the properties that have been newly listed on the market in a given month.



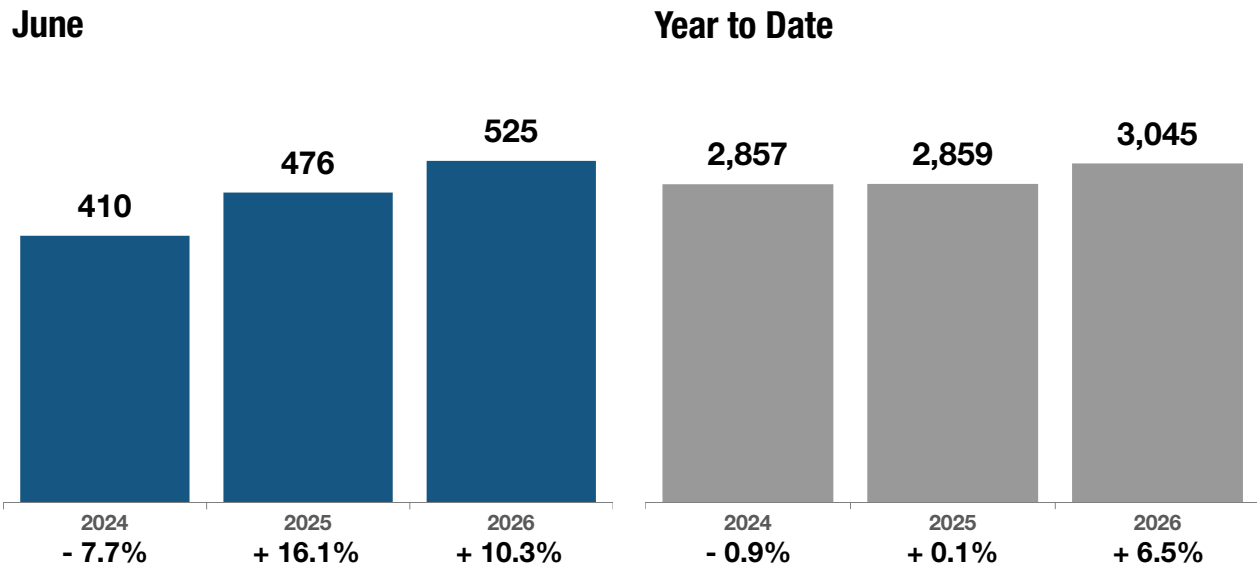
New Listings		Prior Year	Percent Change
July 2025	577	575	+0.3%
August 2025	568	511	+11.2%
September 2025	686	515	+33.2%
October 2025	612	590	+3.7%
November 2025	435	463	-6.0%
December 2025	372	356	+4.5%
January 2026	640	624	+2.6%
February 2026	654	682	-4.1%
March 2026	762	824	-7.5%
April 2026	723	714	+1.3%
May 2026	642	689	-6.8%
June 2026	599	610	-1.8%
12-Month Avg	606	596	+1.6%

Historical New Listings by Month



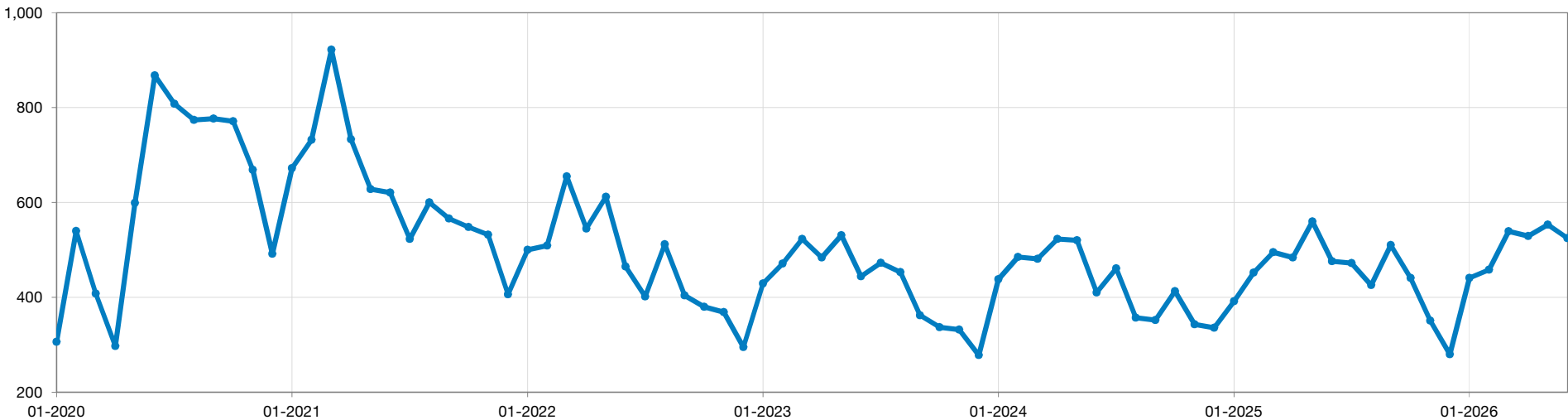
Pending Sales

A count of the properties on which offers have been accepted in a given month.



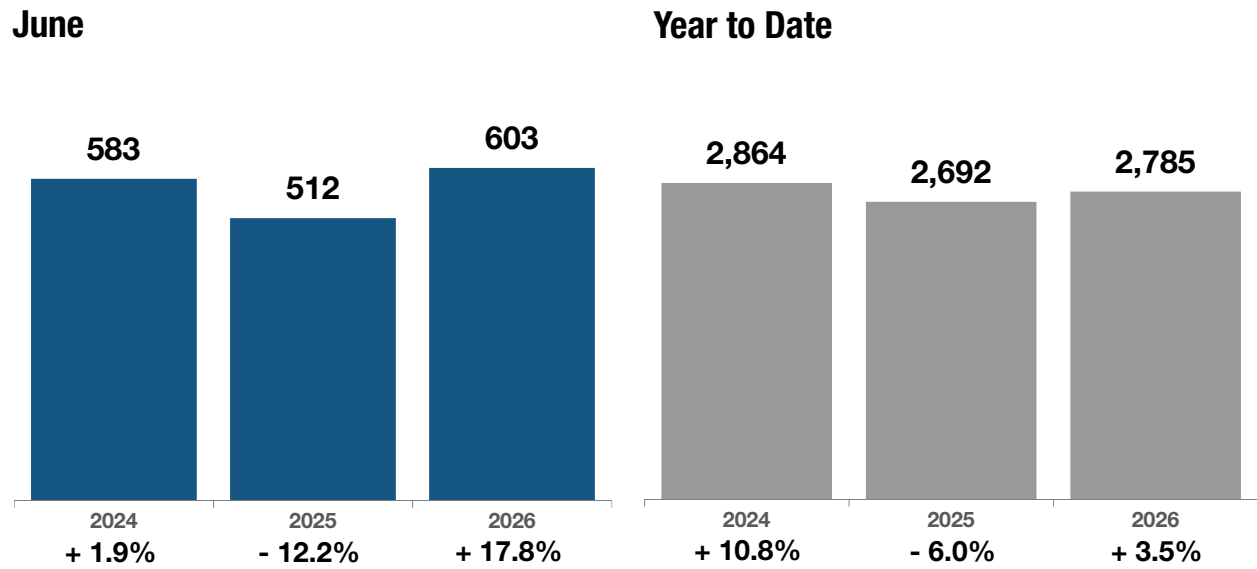
Pending Sales		Prior Year	Percent Change
July 2025	472	461	+2.4%
August 2025	426	357	+19.3%
September 2025	510	352	+44.9%
October 2025	441	413	+6.8%
November 2025	351	343	+2.3%
December 2025	280	336	-16.7%
January 2026	441	392	+12.5%
February 2026	458	452	+1.3%
March 2026	539	495	+8.9%
April 2026	529	484	+9.3%
May 2026	553	560	-1.3%
June 2026	525	476	+10.3%
12-Month Avg	460	427	+7.9%

Historical Pending Sales by Month



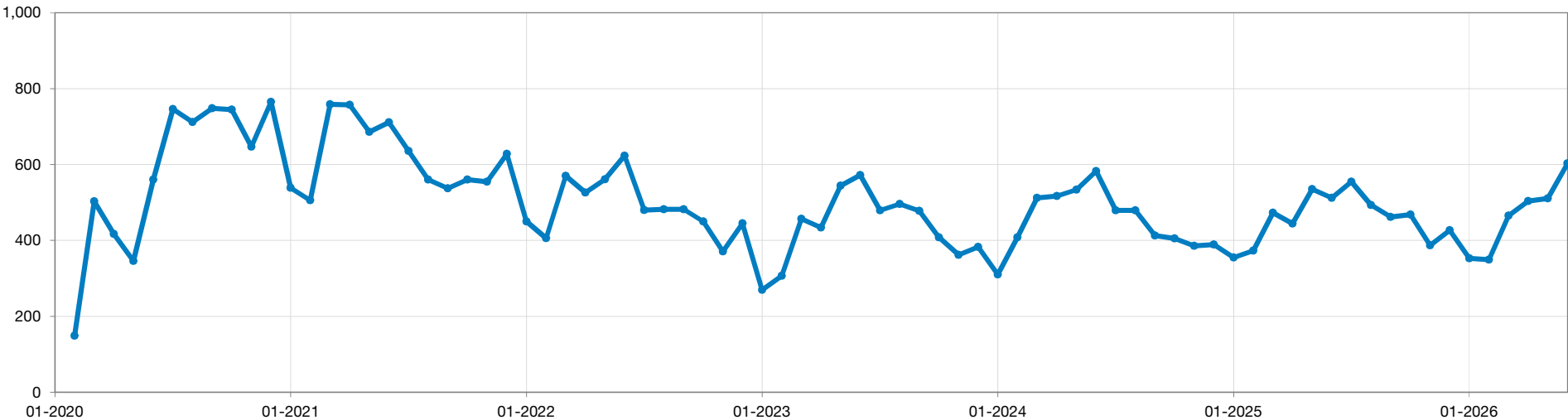
Closed Sales

A count of the actual sales that closed in a given month.



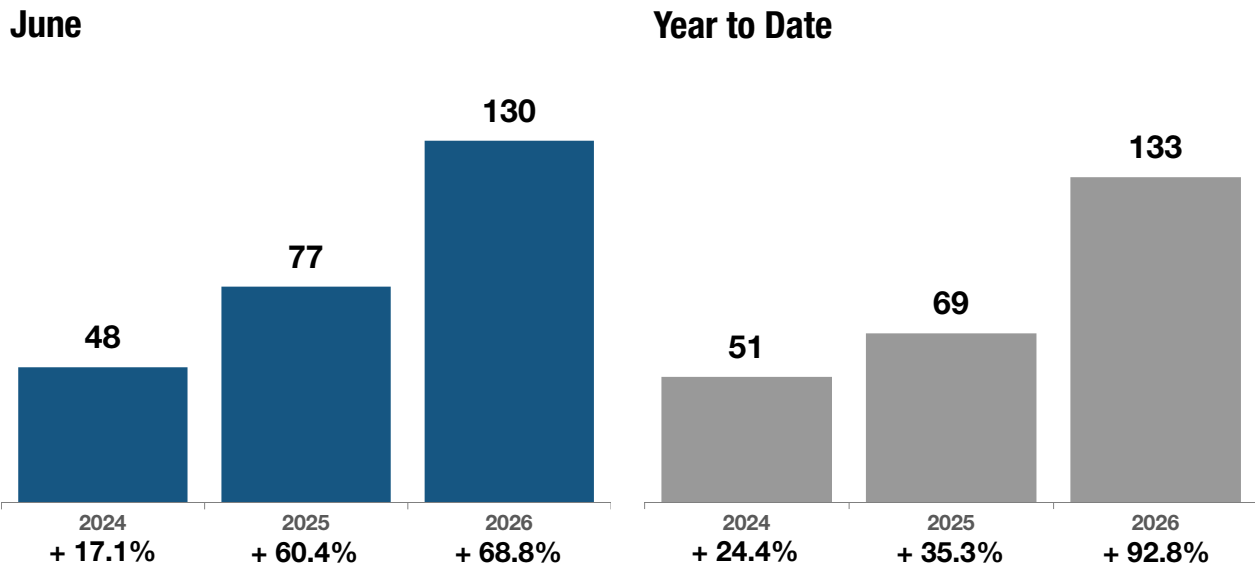
Closed Sales		Prior Year	Percent Change
July 2025	555	479	+15.9%
August 2025	493	479	+2.9%
September 2025	462	413	+11.9%
October 2025	468	405	+15.6%
November 2025	387	386	+0.3%
December 2025	427	389	+9.8%
January 2026	353	355	-0.6%
February 2026	349	373	-6.4%
March 2026	465	473	-1.7%
April 2026	504	444	+13.5%
May 2026	511	535	-4.5%
June 2026	603	512	+17.8%
12-Month Avg	465	437	+6.4%

Historical Closed Sales by Month



Days on Market Until Sale

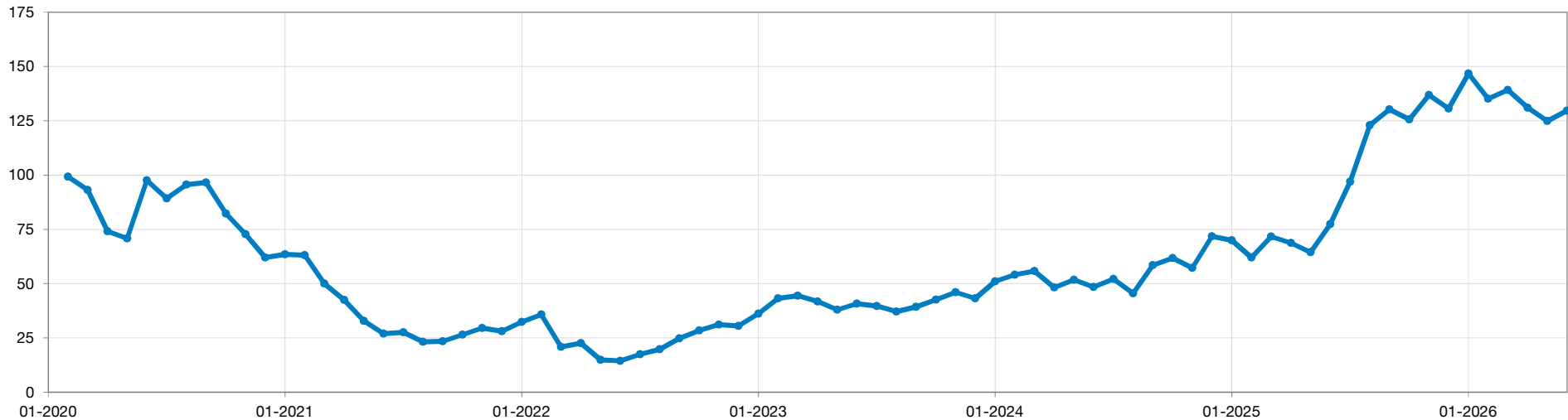
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Percent Change
July 2025	97	52	+86.5%
August 2025	123	45	+173.3%
September 2025	130	58	+124.1%
October 2025	126	62	+103.2%
November 2025	137	57	+140.4%
December 2025	131	72	+81.9%
January 2026	147	70	+110.0%
February 2026	135	62	+117.7%
March 2026	139	72	+93.1%
April 2026	131	69	+89.9%
May 2026	125	64	+95.3%
June 2026	130	77	+68.8%
12-Month Avg*	128	63	+103.2%

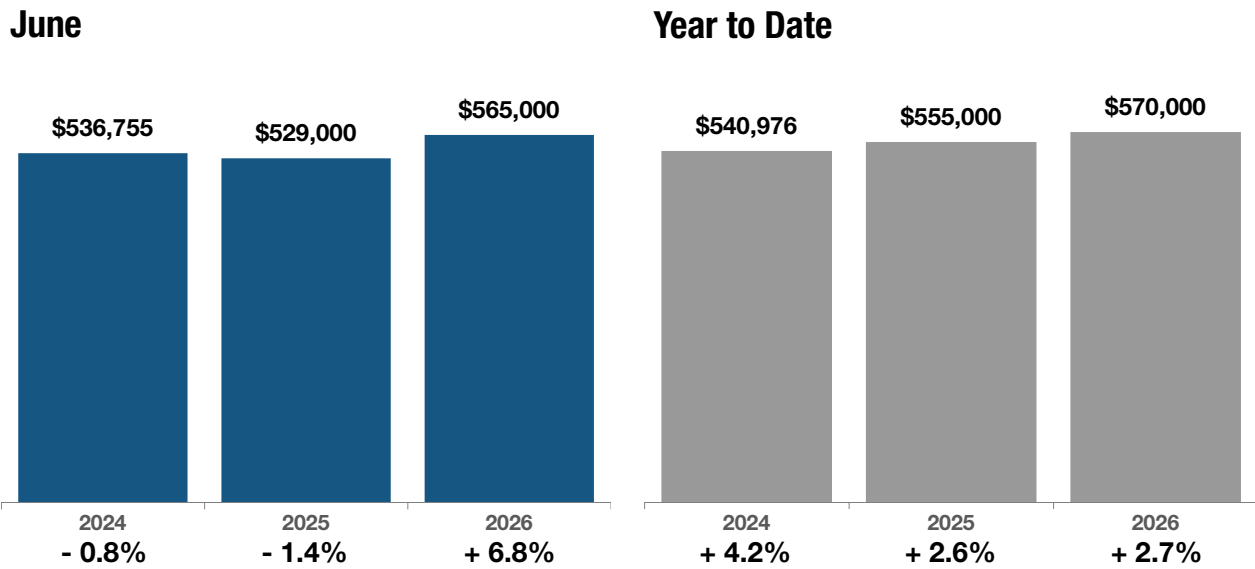
* Average Days on Market of all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

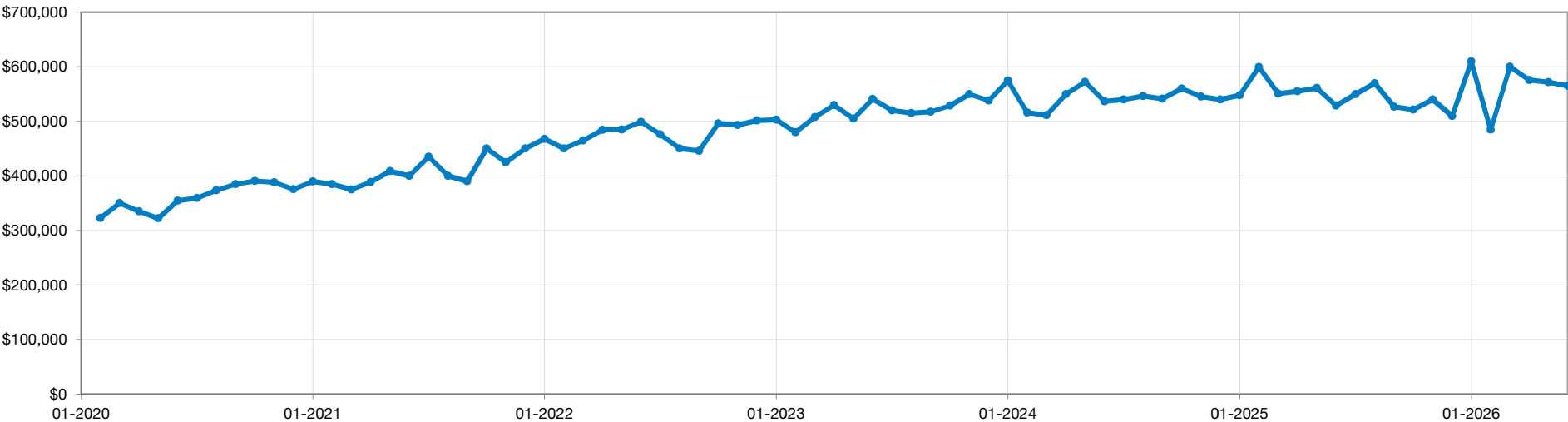
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
July 2025	\$550,000	\$540,000	+1.9%
August 2025	\$570,000	\$546,386	+4.3%
September 2025	\$527,083	\$541,500	-2.7%
October 2025	\$521,500	\$560,000	-6.9%
November 2025	\$540,000	\$545,195	-1.0%
December 2025	\$510,000	\$540,000	-5.6%
January 2026	\$609,900	\$547,900	+11.3%
February 2026	\$485,000	\$599,725	-19.1%
March 2026	\$600,000	\$550,665	+9.0%
April 2026	\$575,850	\$555,000	+3.8%
May 2026	\$572,000	\$560,900	+2.0%
June 2026	\$565,000	\$529,000	+6.8%
12-Month Med*	\$550,000	\$549,900	+0.0%

* Median Sales Price of all properties from July 2025 through June 2026. This is not the median of the individual figures above.

Historical Median Sales Price by Month

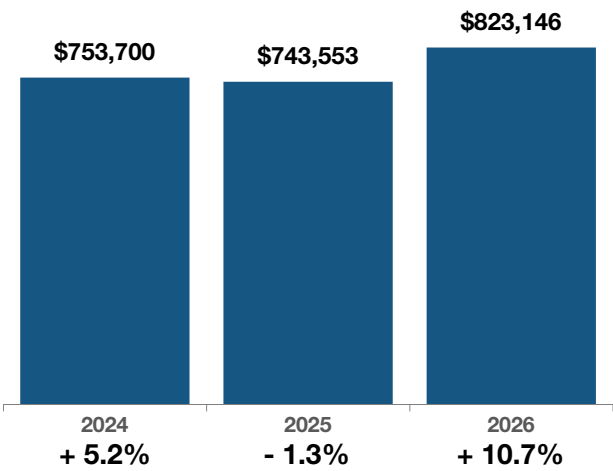


Average Sales Price

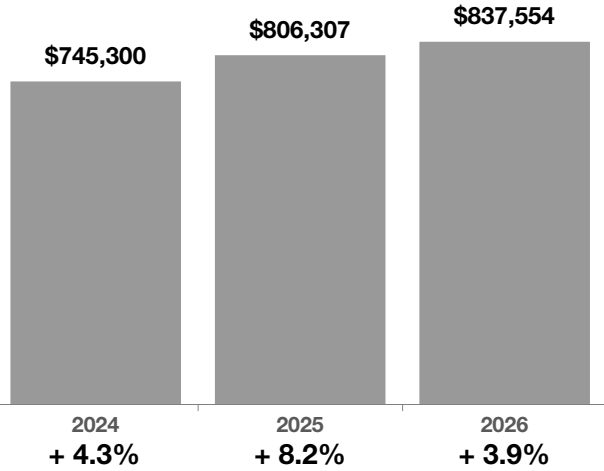
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



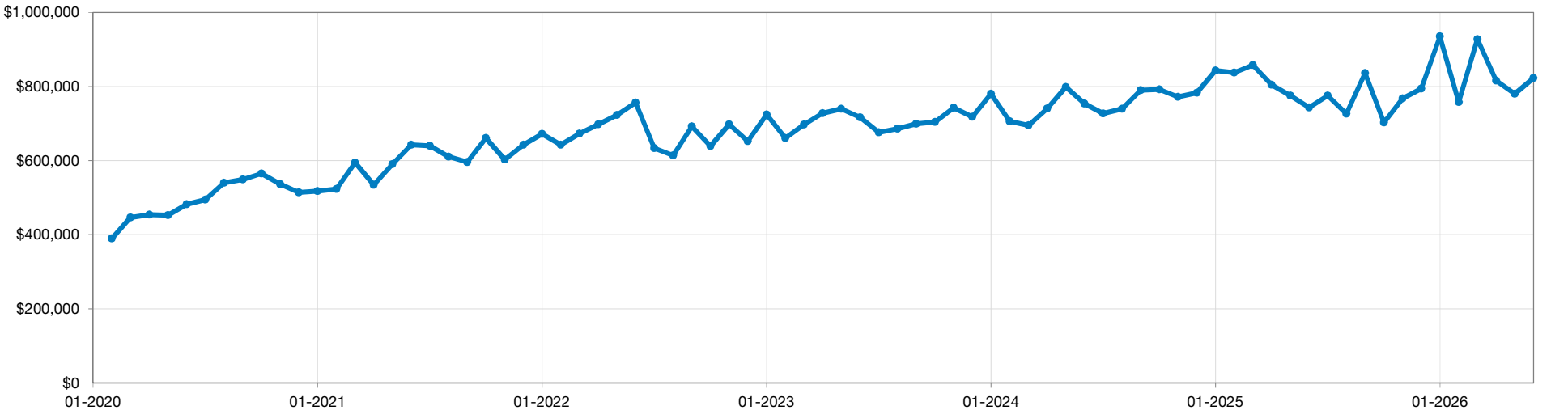
Year to Date



Avg. Sales Price		Prior Year	Percent Change
July 2025	\$775,783	\$726,965	+6.7%
August 2025	\$726,522	\$739,625	-1.8%
September 2025	\$836,522	\$790,472	+5.8%
October 2025	\$702,780	\$791,894	-11.3%
November 2025	\$768,034	\$772,131	-0.5%
December 2025	\$794,399	\$783,354	+1.4%
January 2026	\$935,301	\$843,279	+10.9%
February 2026	\$758,228	\$837,616	-9.5%
March 2026	\$927,965	\$857,753	+8.2%
April 2026	\$815,722	\$805,061	+1.3%
May 2026	\$780,470	\$775,612	+0.6%
June 2026	\$823,146	\$743,553	+10.7%
12-Month Avg*	\$803,739	\$788,943	+1.9%

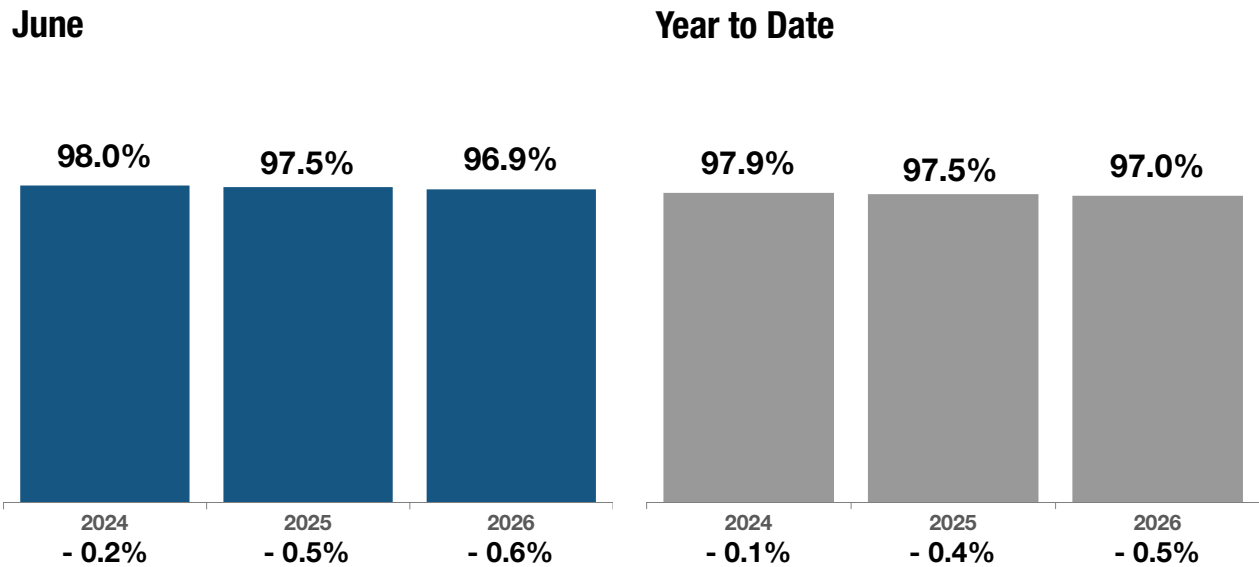
* Avg. Sales Price of all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Percent of List Price Received

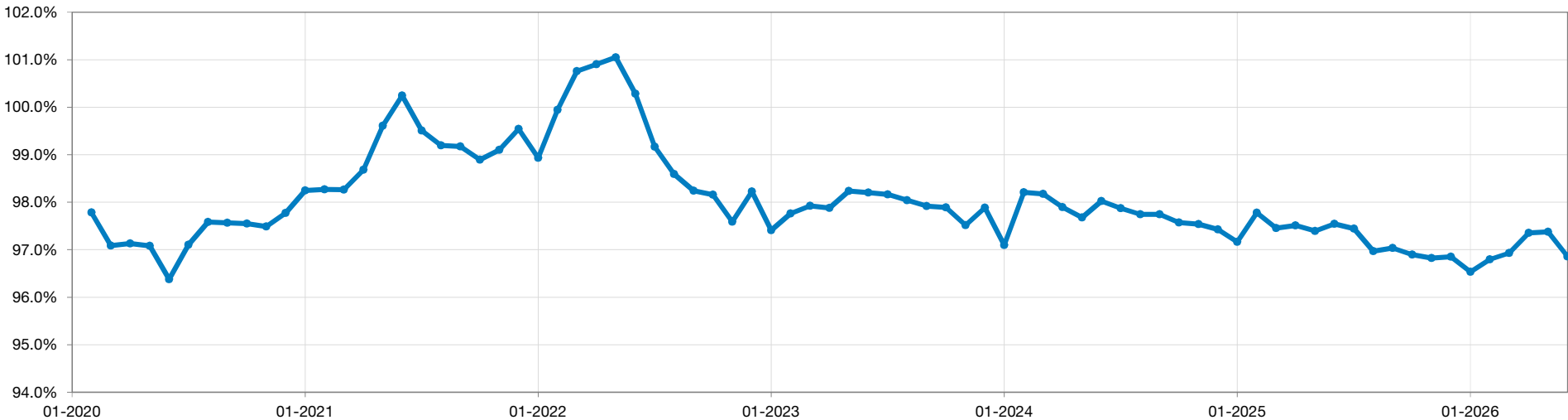
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



Pct. of List Price Received		Prior Year	Percent Change
July 2025	97.4%	97.9%	-0.5%
August 2025	97.0%	97.7%	-0.7%
September 2025	97.0%	97.7%	-0.7%
October 2025	96.9%	97.6%	-0.7%
November 2025	96.8%	97.5%	-0.7%
December 2025	96.9%	97.4%	-0.5%
January 2026	96.5%	97.2%	-0.7%
February 2026	96.8%	97.8%	-1.0%
March 2026	96.9%	97.5%	-0.6%
April 2026	97.4%	97.5%	-0.1%
May 2026	97.4%	97.4%	0.0%
June 2026	96.9%	97.5%	-0.6%
12-Month Avg*	97.0%	97.6%	-0.6%

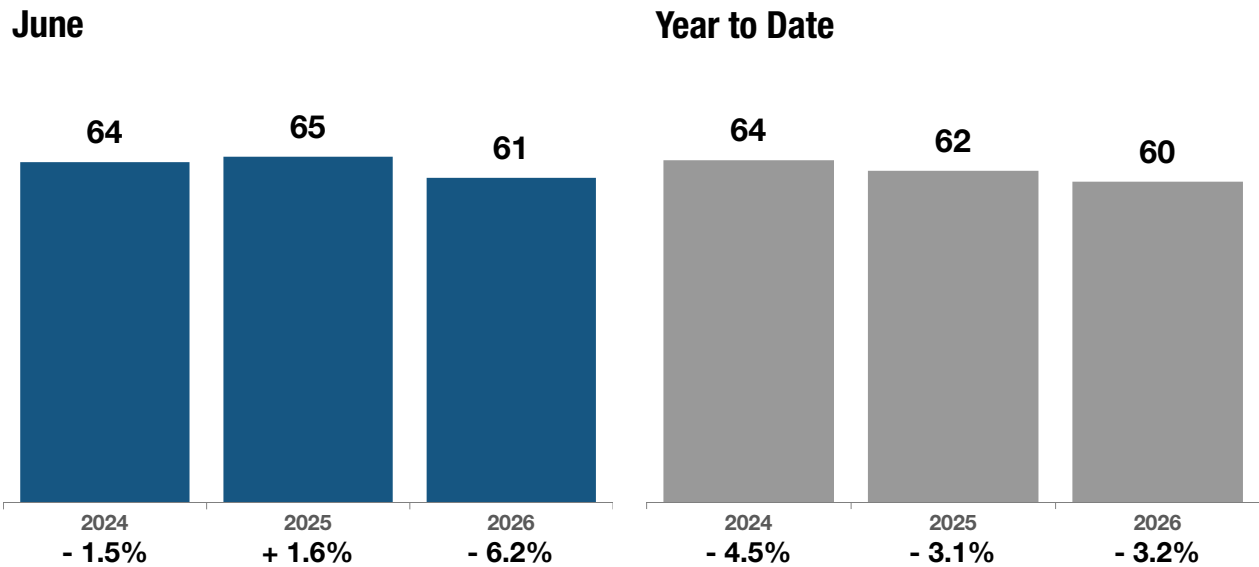
* Average Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



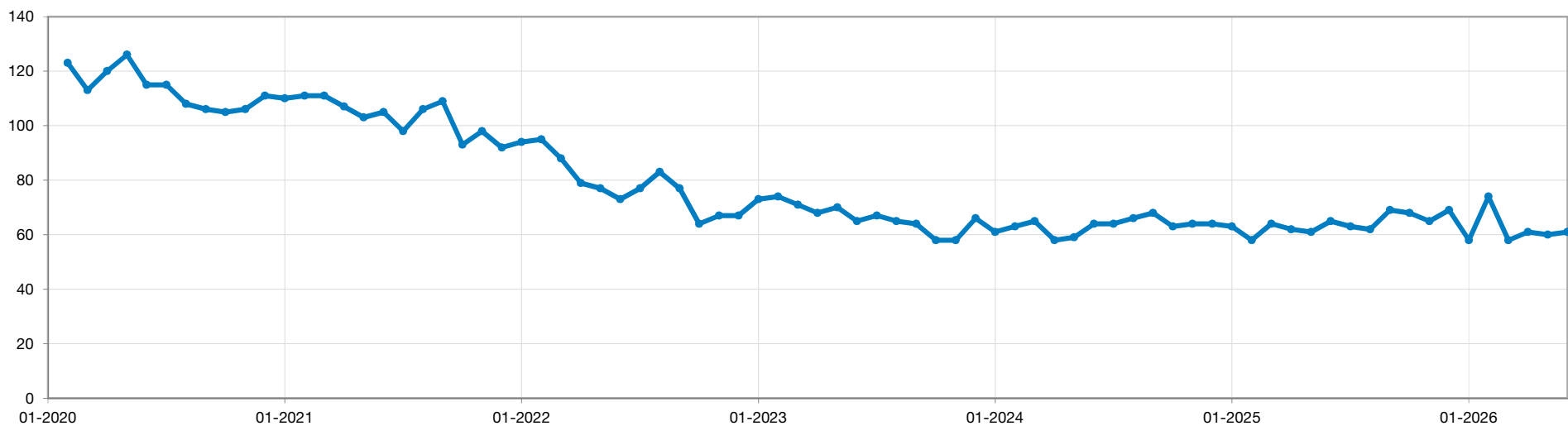
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Percent Change
July 2025	63	64	-1.6%
August 2025	62	66	-6.1%
September 2025	69	68	+1.5%
October 2025	68	63	+7.9%
November 2025	65	64	+1.6%
December 2025	69	64	+7.8%
January 2026	58	63	-7.9%
February 2026	74	58	+27.6%
March 2026	58	64	-9.4%
April 2026	61	62	-1.6%
May 2026	60	61	-1.6%
June 2026	61	65	-6.2%
12-Month Avg	64	64	+0.8%

Historical Housing Affordability Index by Month

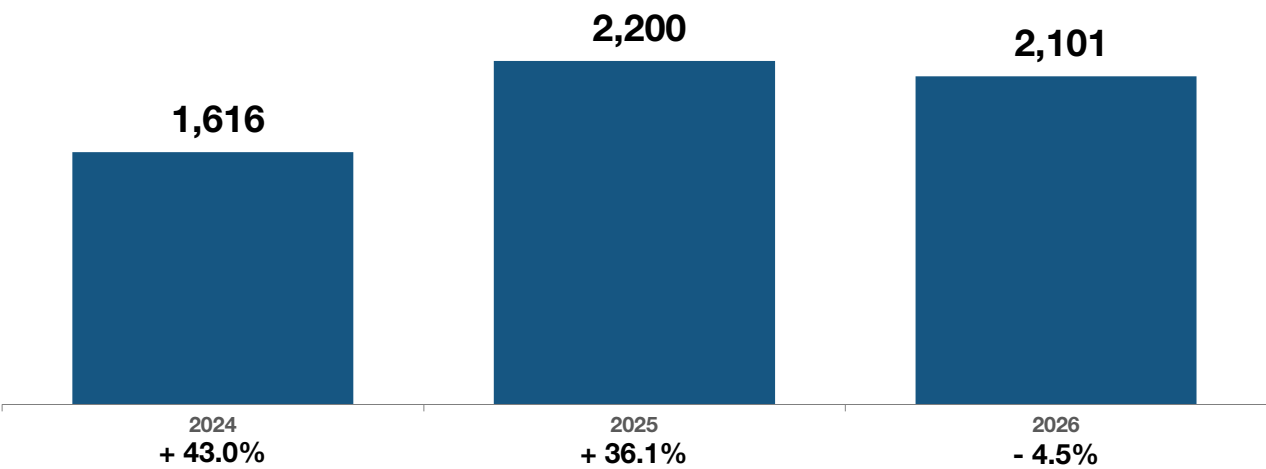


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



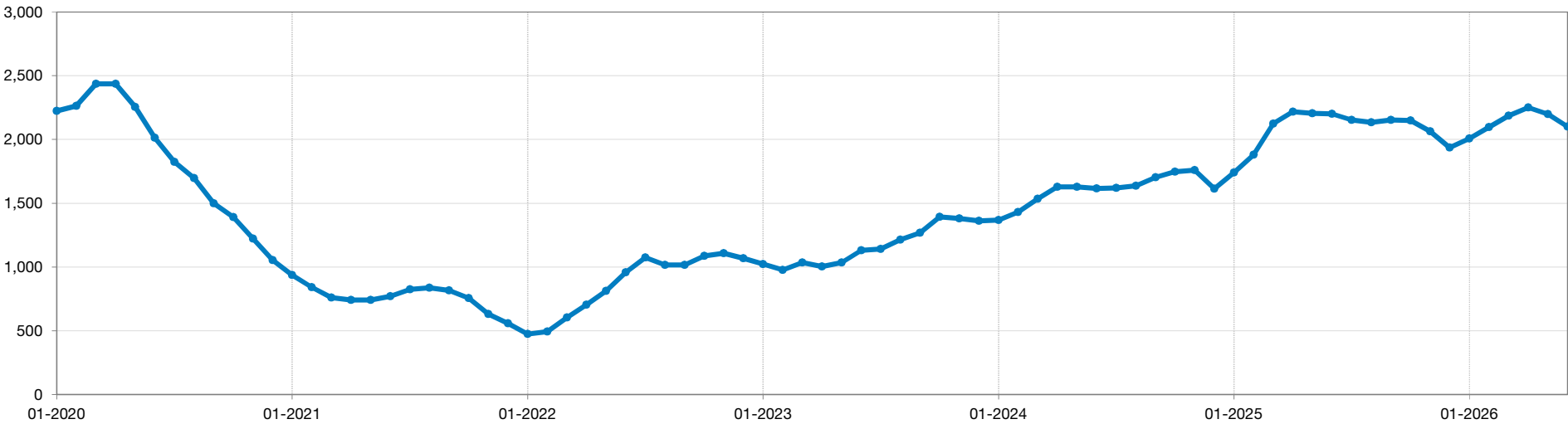
June



Homes for Sale		Prior Year	Percent Change
July 2025	2,154	1,621	+32.9%
August 2025	2,135	1,636	+30.5%
September 2025	2,152	1,703	+26.4%
October 2025	2,148	1,748	+22.9%
November 2025	2,064	1,760	+17.3%
December 2025	1,936	1,614	+20.0%
January 2026	2,007	1,741	+15.3%
February 2026	2,097	1,881	+11.5%
March 2026	2,186	2,123	+3.0%
April 2026	2,250	2,217	+1.5%
May 2026	2,198	2,206	-0.4%
June 2026	2,101	2,200	-4.5%
12-Month Avg*	2,119	1,871	+13.3%

* Homes for Sale for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

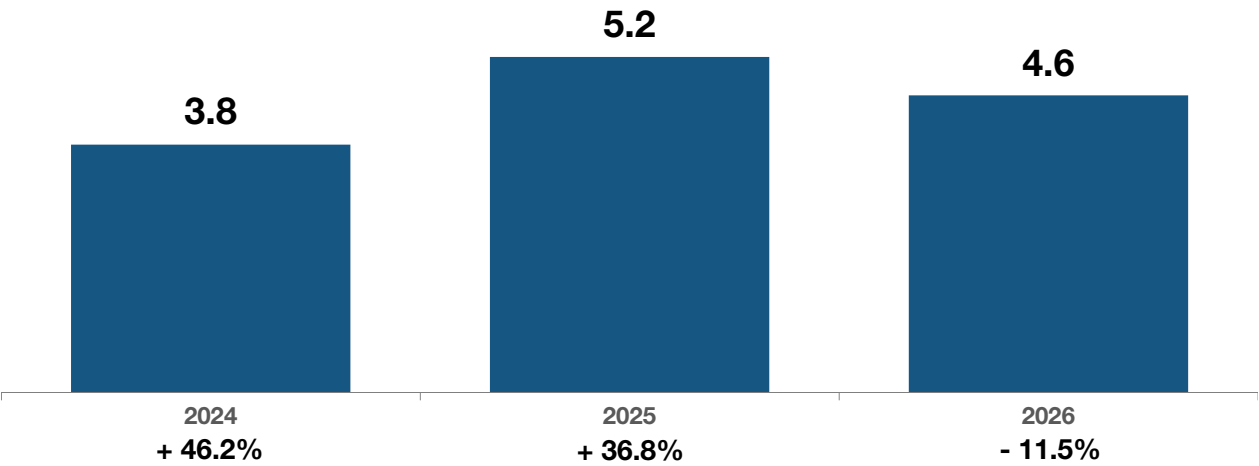
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Months Supply		Prior Year	Percent Change
July 2025	5.0	3.8	+31.6%
August 2025	4.9	3.9	+25.6%
September 2025	4.8	4.1	+17.1%
October 2025	4.8	4.2	+14.3%
November 2025	4.6	4.2	+9.5%
December 2025	4.4	3.8	+15.8%
January 2026	4.5	4.1	+9.8%
February 2026	4.7	4.5	+4.4%
March 2026	4.8	5.0	-4.0%
April 2026	4.9	5.3	-7.5%
May 2026	4.8	5.2	-7.7%
June 2026	4.6	5.2	-11.5%
12-Month Avg*	4.7	4.4	+6.8%

* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

