

# Local Market Update – August 2026

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



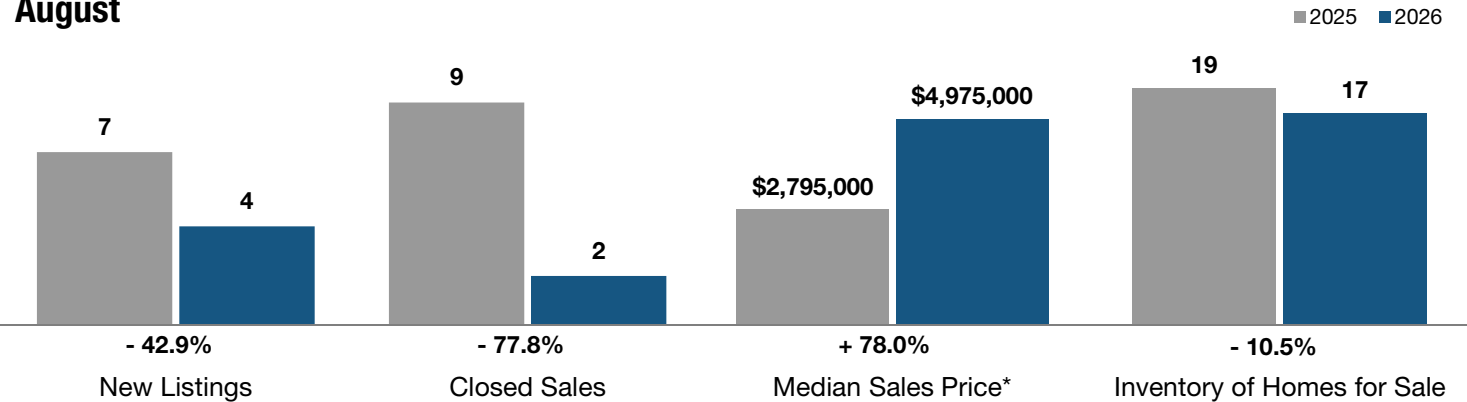
## Palmetto Dunes

Detached Homes Only

| Key Metrics                     | August      |             |                | Year to Date |             |                |
|---------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
|                                 | 2025        | 2026        | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                    | 7           | 4           | - 42.9%        | 46           | 40          | - 13.0%        |
| Closed Sales                    | 9           | 2           | - 77.8%        | 40           | 36          | - 10.0%        |
| Median Sales Price*             | \$2,795,000 | \$4,975,000 | + 78.0%        | \$1,910,000  | \$1,980,750 | + 3.7%         |
| Percent of List Price Received* | 95.3%       | 91.3%       | - 4.2%         | 96.3%        | 95.2%       | - 1.1%         |
| Days on Market Until Sale       | 102         | 91          | - 10.7%        | 75           | 133         | + 77.7%        |
| Inventory of Homes for Sale     | 19          | 17          | - 10.5%        | --           | --          | --             |

\* 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.

### August



### Historical Median Sales Price Rolling 12-Month Calculation

