

# Local Market Update – August 2026

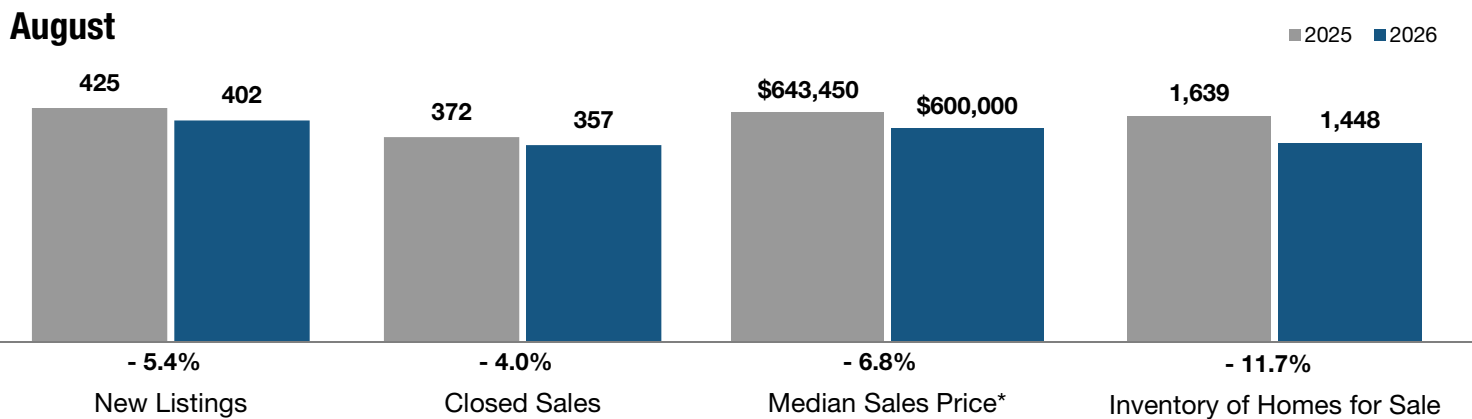
A Research Tool Provided by RESides, Inc. and the  
Hilton Head Area REALTORS®



## Southern Beaufort County

| Key Metrics                     | August    |           |                | Year to Date |           |                |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                 | 2025      | 2026      | Percent Change | 2025         | 2026      | Percent Change |
| New Listings                    | 425       | 402       | - 5.4%         | 4,087        | 3,795     | - 7.1%         |
| Closed Sales                    | 372       | 357       | - 4.0%         | 2,819        | 2,916     | + 3.4%         |
| Median Sales Price*             | \$643,450 | \$600,000 | - 6.8%         | \$626,190    | \$625,000 | - 0.2%         |
| Percent of List Price Received* | 96.7%     | 96.7%     | 0.0%           | 96.9%        | 96.8%     | - 0.1%         |
| Days on Market Until Sale       | 125       | 137       | + 9.6%         | 79           | 132       | + 67.1%        |
| Inventory of Homes for Sale     | 1,639     | 1,448     | - 11.7%        | --           | --        | --             |

\* 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.



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

