

Local Market Update – September 2026

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



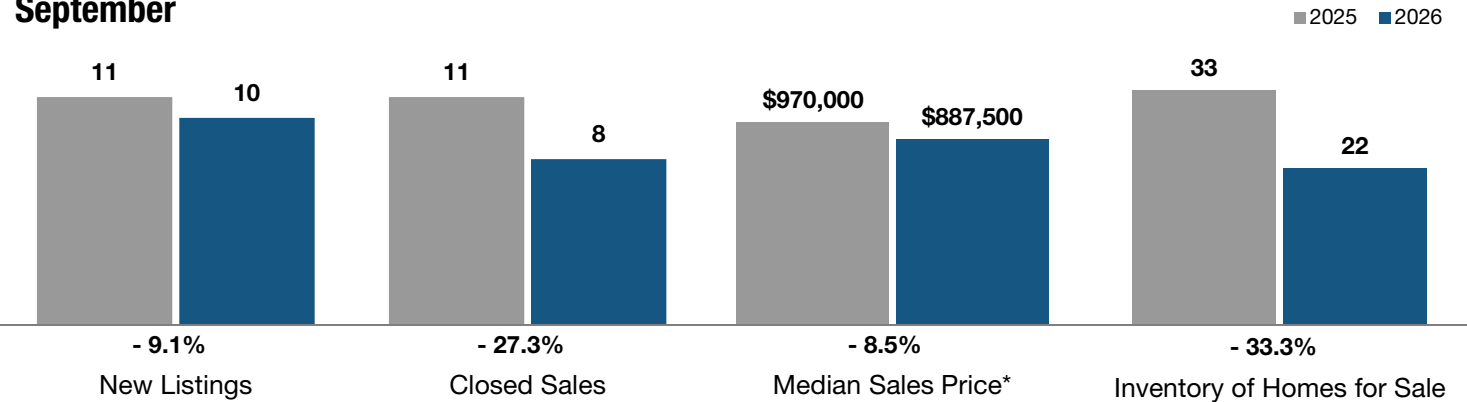
Sea Pines

Condos / Villas Only

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	11	10	- 9.1%	124	115	- 7.3%
Closed Sales	11	8	- 27.3%	97	106	+ 9.3%
Median Sales Price*	\$970,000	\$887,500	- 8.5%	\$807,500	\$852,500	+ 5.6%
Percent of List Price Received*	96.1%	95.4%	- 0.6%	97.0%	98.0%	+ 1.0%
Days on Market Until Sale	77	71	- 7.1%	64	93	+ 45.4%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--

* 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.

September



Historical Median Sales Price

Rolling 12-Month Calculation

