

Local Market Update – September 2026

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



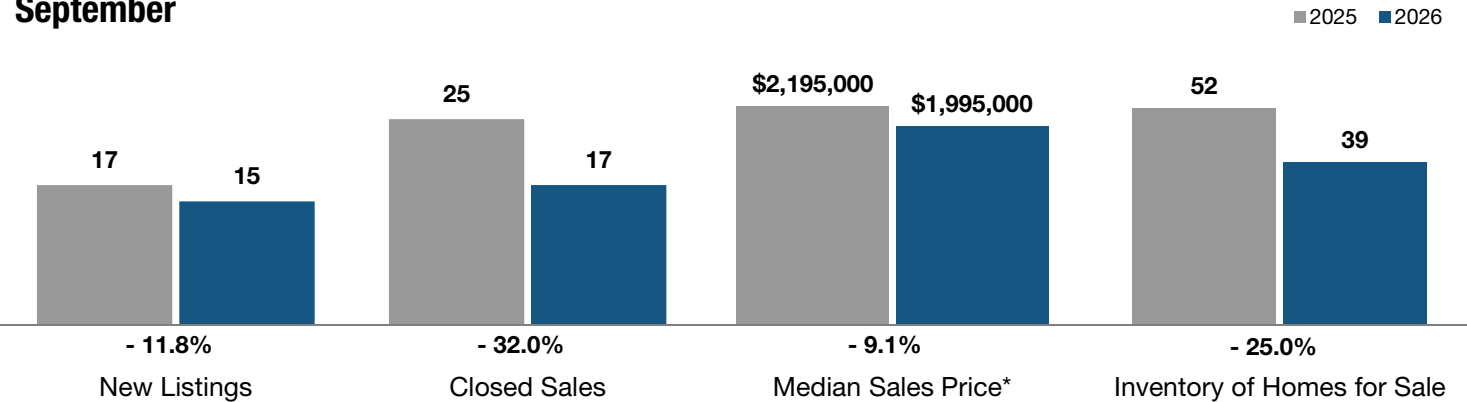
Sea Pines

Detached Homes Only

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	15	- 11.8%	193	161	- 16.6%
Closed Sales	25	17	- 32.0%	165	147	- 10.9%
Median Sales Price*	\$2,195,000	\$1,995,000	- 9.1%	\$1,795,000	\$1,805,000	+ 0.6%
Percent of List Price Received*	95.8%	94.7%	- 1.2%	96.5%	96.4%	- 0.0%
Days on Market Until Sale	131	148	+ 12.8%	75	115	+ 53.3%
Inventory of Homes for Sale	52	39	- 25.0%	--	--	--

* 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

