Local Market Update – October 2026

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

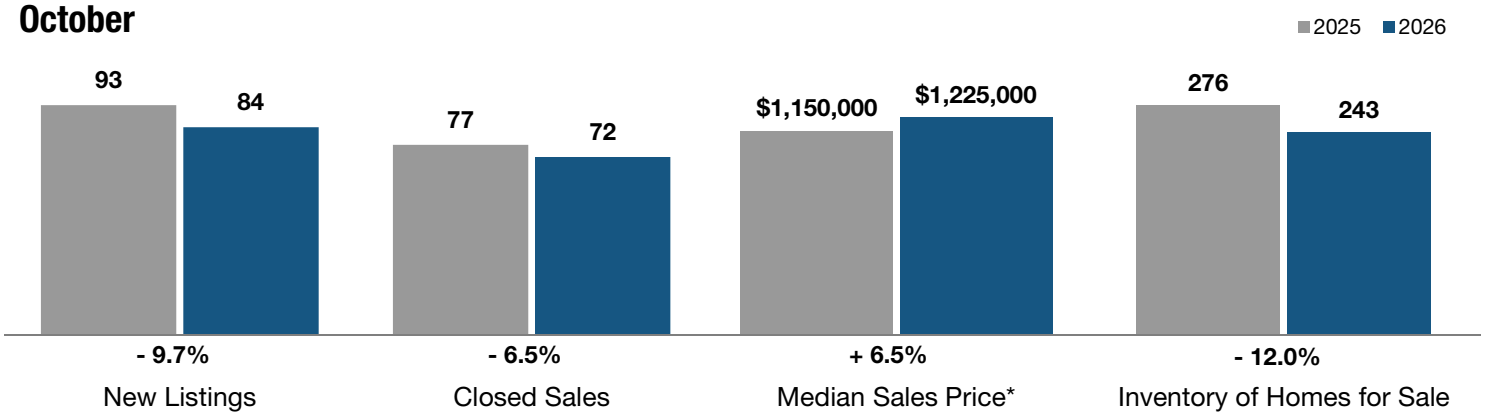
Hilton Head Totals

Detached Homes Only

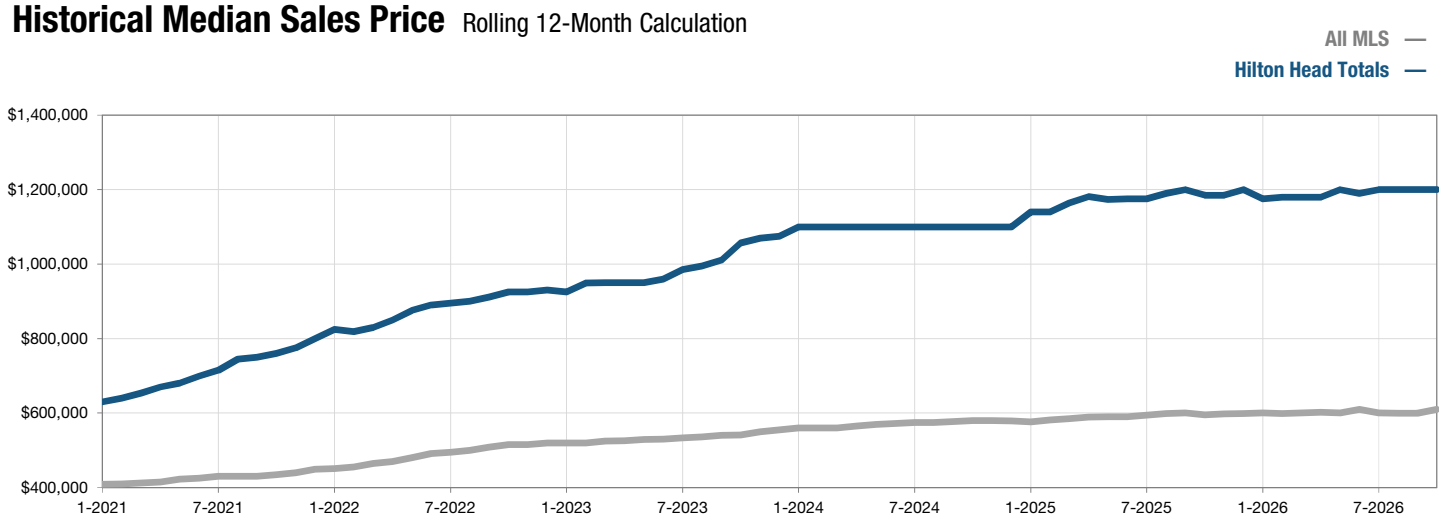
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	93	**84**	- 9.7%	1,006	**904**	- 10.1%
Closed Sales	77	**72**	- 6.5%	786	**757**	- 3.7%
Median Sales Price*	$1,150,000	**$1,225,000**	+ 6.5%	$1,182,500	**$1,200,000**	+ 1.5%
Percent of List Price Received*	96.4%	**97.5%**	+ 1.1%	96.7%	**96.5%**	- 0.2%
Days on Market Until Sale	101	**120**	+ 19.0%	74	**114**	+ 54.3%
Inventory of Homes for Sale	276	**243**	- 12.0%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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