Local Market Update – October 2026

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

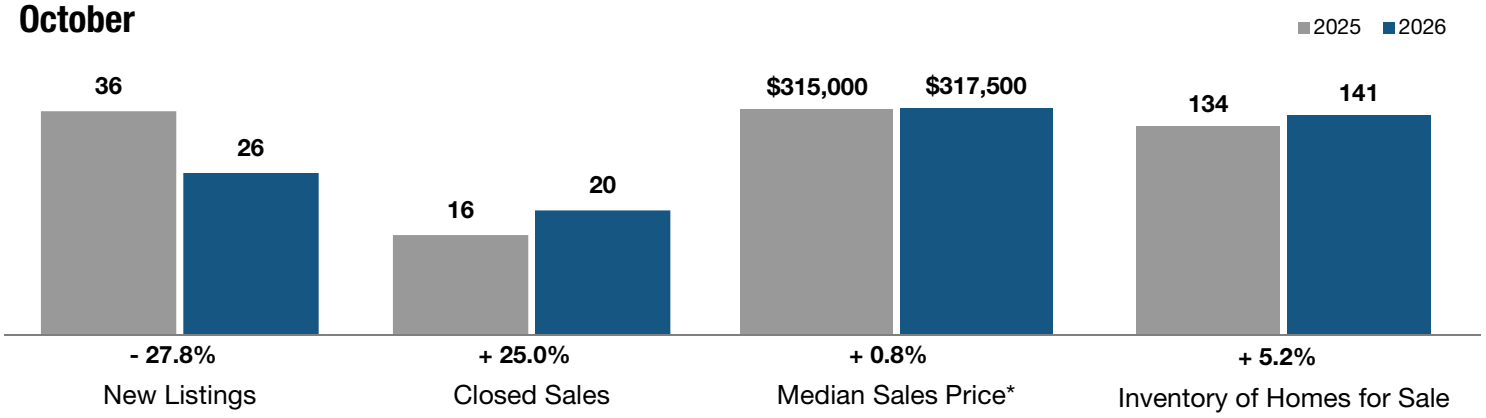
HH General

Condos / Villas Only

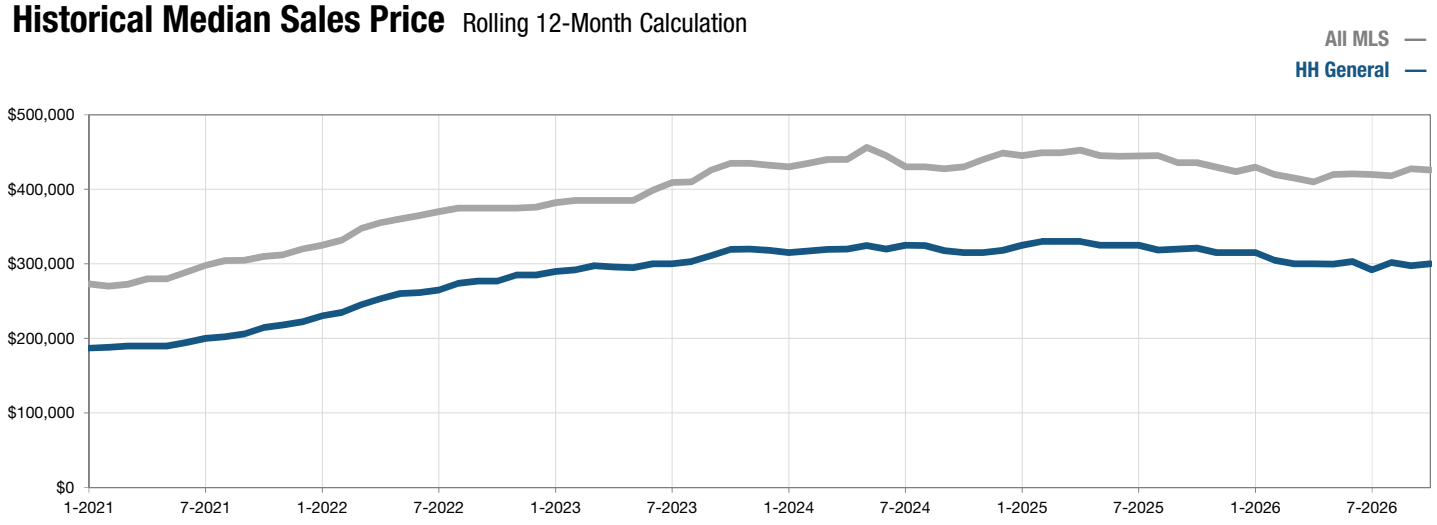
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	36	**26**	- 27.8%	349	**330**	- 5.4%
Closed Sales	16	**20**	+ 25.0%	207	**193**	- 6.8%
Median Sales Price*	$315,000	**$317,500**	+ 0.8%	$318,500	**$290,000**	- 8.9%
Percent of List Price Received*	95.4%	**94.6%**	- 0.8%	96.0%	**95.6%**	- 0.3%
Days on Market Until Sale	144	**132**	- 7.9%	82	**140**	+ 70.0%
Inventory of Homes for Sale	134	**141**	+ 5.2%	--	**--**	--

* 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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