Local Market Update – October 2026

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

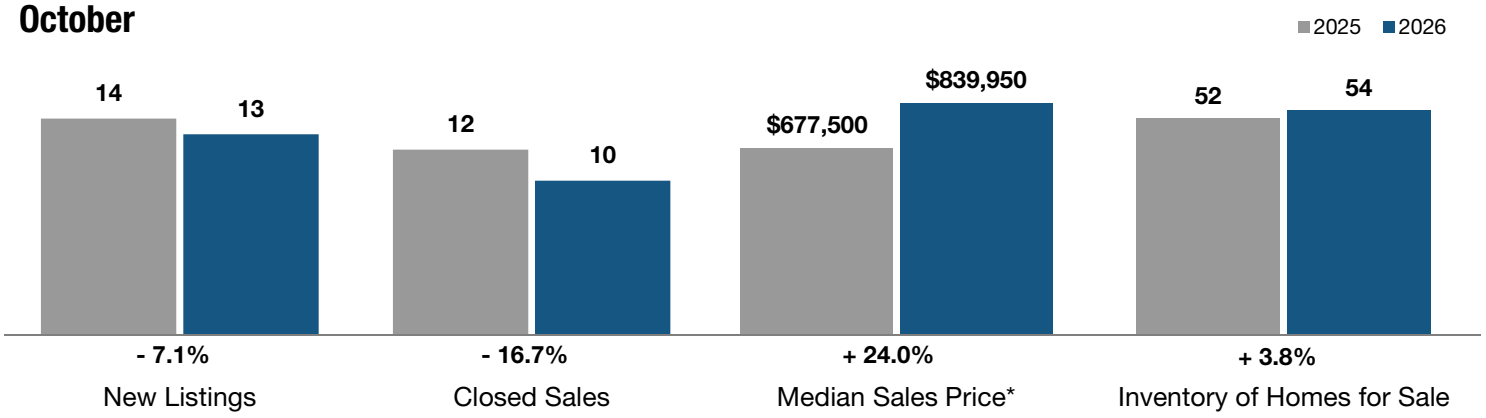
HH General

Detached Homes Only

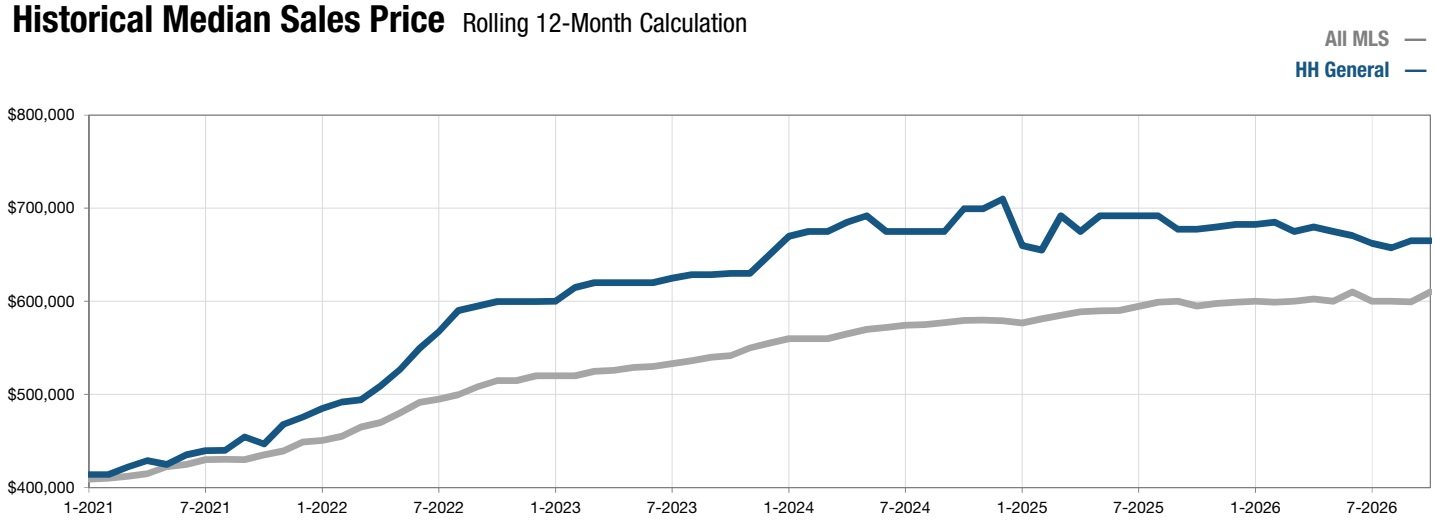
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	14	**13**	- 7.1%	142	**161**	+ 13.4%
Closed Sales	12	**10**	- 16.7%	100	**109**	+ 9.0%
Median Sales Price*	$677,500	**$839,950**	+ 24.0%	$677,450	**$659,990**	- 2.6%
Percent of List Price Received*	98.8%	**95.9%**	- 2.9%	97.2%	**96.2%**	- 1.0%
Days on Market Until Sale	103	**178**	+ 73.3%	82	**122**	+ 49.2%
Inventory of Homes for Sale	52	**54**	+ 3.8%	--	**--**	--

* 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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