Local Market Update – October 2026

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

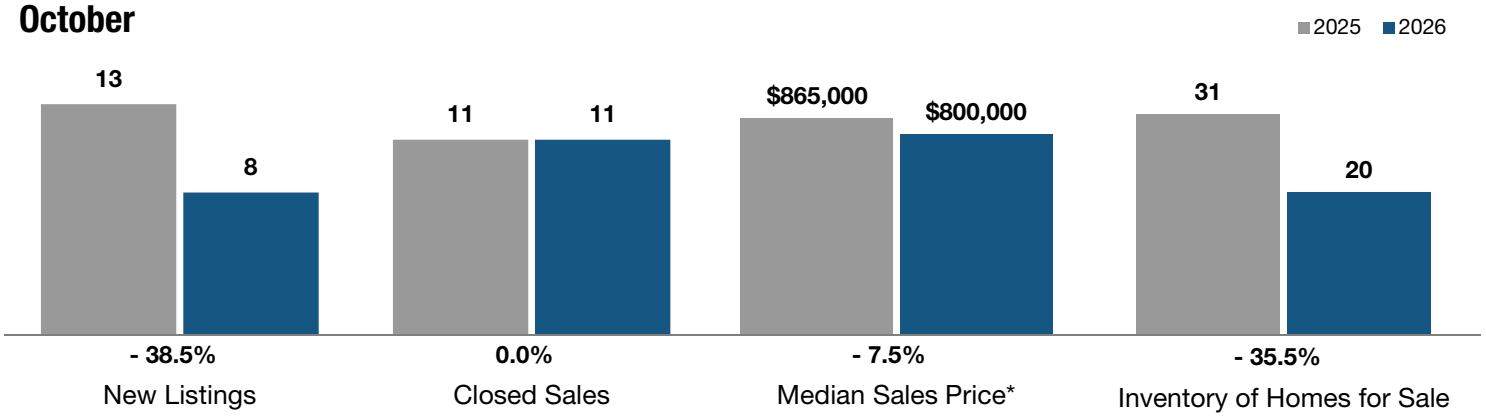
Sea Pines

Condos / Villas Only

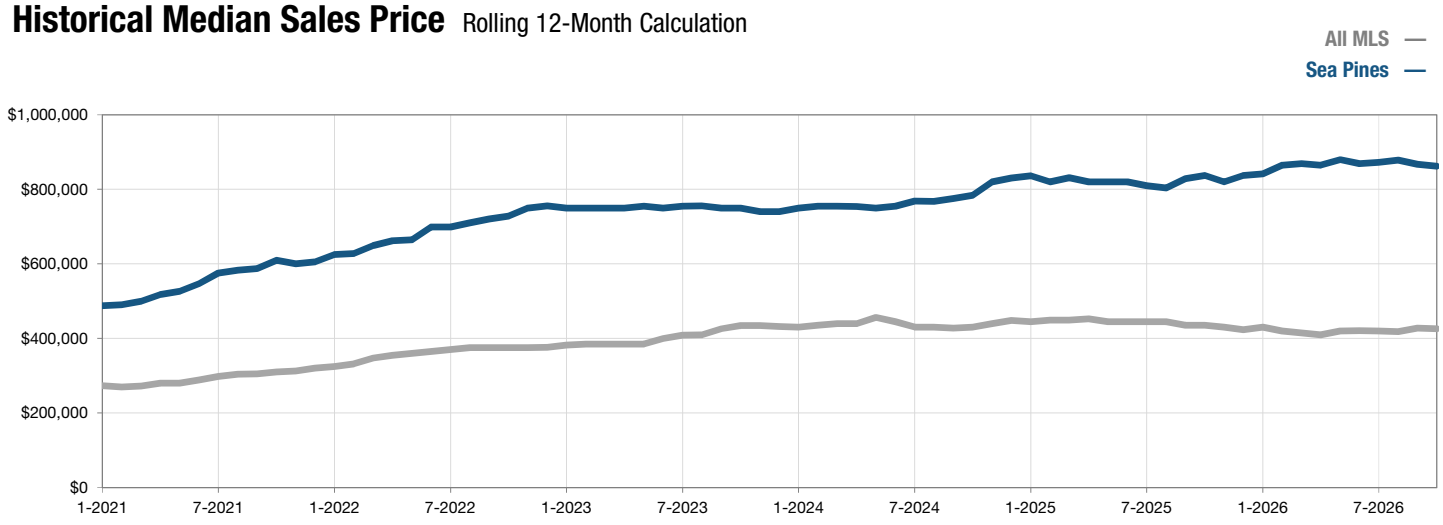
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	13	**8**	- 38.5%	137	**124**	- 9.5%
Closed Sales	11	**11**	0.0%	108	**117**	+ 8.3%
Median Sales Price*	$865,000	**$800,000**	- 7.5%	$808,750	**$850,000**	+ 5.1%
Percent of List Price Received*	95.0%	**96.6%**	+ 1.6%	96.8%	**97.8%**	+ 1.1%
Days on Market Until Sale	94	**81**	- 13.5%	67	**92**	+ 37.1%
Inventory of Homes for Sale	31	**20**	- 35.5%	--	**--**	--

* 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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