Local Market Update – October 2026

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

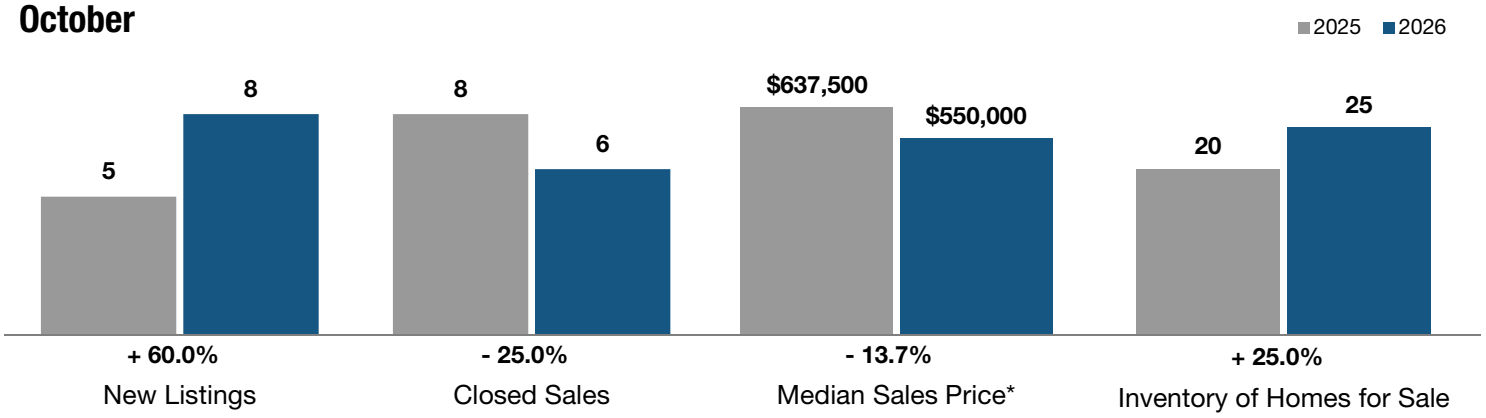
Shipyard

Condos / Villas Only

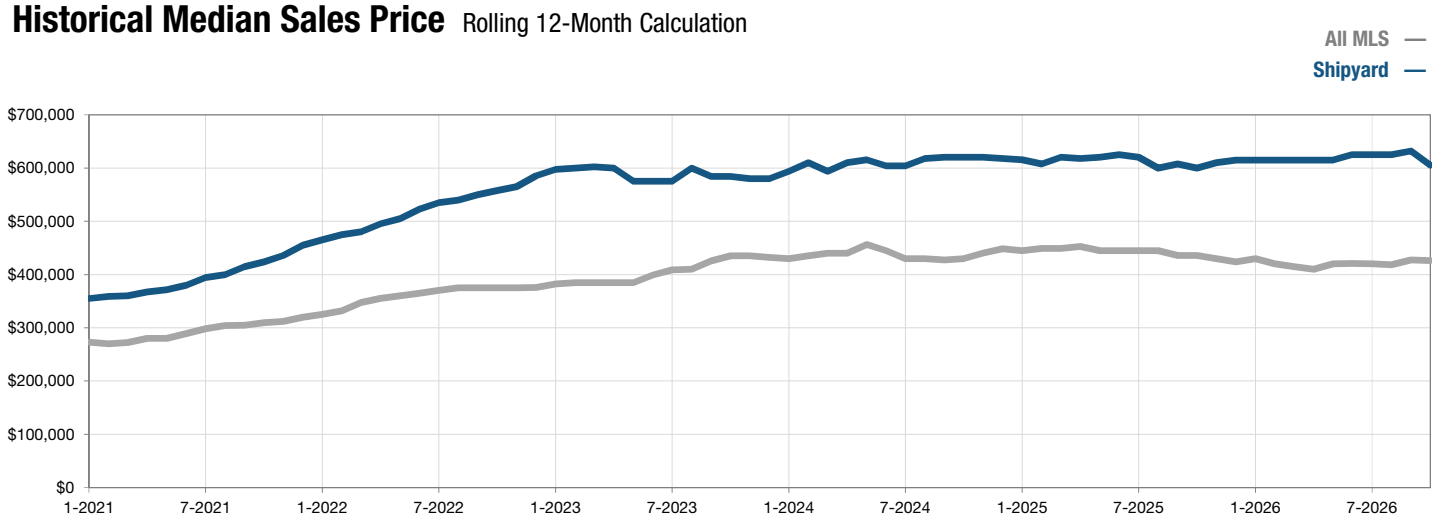
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	5	**8**	+ 60.0%	76	**58**	- 23.7%
Closed Sales	8	**6**	- 25.0%	62	**40**	- 35.5%
Median Sales Price*	$637,500	**$550,000**	- 13.7%	$614,950	**$601,950**	- 2.1%
Percent of List Price Received*	97.5%	**98.3%**	+ 0.8%	96.7%	**96.3%**	- 0.4%
Days on Market Until Sale	116	**95**	- 17.9%	102	**148**	+ 45.5%
Inventory of Homes for Sale	20	**25**	+ 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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