

Local Market Update – August 2026

A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®

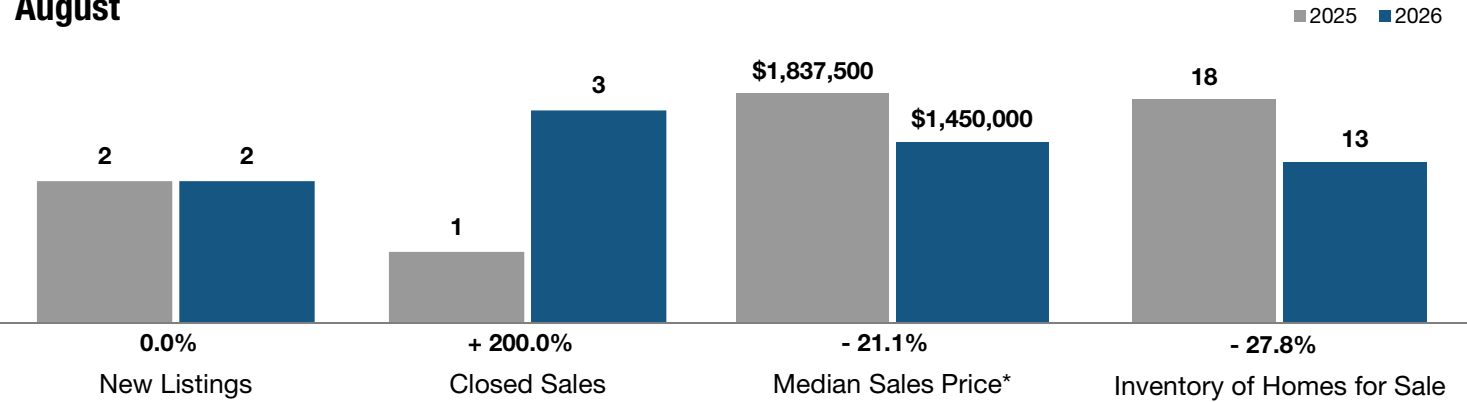


Berkeley Hall

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	2	2	0.0%	41	26	- 36.6%
Closed Sales	1	3	+ 200.0%	24	24	0.0%
Median Sales Price*	\$1,837,500	\$1,450,000	- 21.1%	\$1,562,500	\$1,542,500	- 1.3%
Percent of List Price Received*	93.0%	95.4%	+ 2.6%	95.8%	95.4%	- 0.4%
Days on Market Until Sale	155	175	+ 12.9%	47	218	+ 363.8%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

