

Local Market Update – August 2026

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



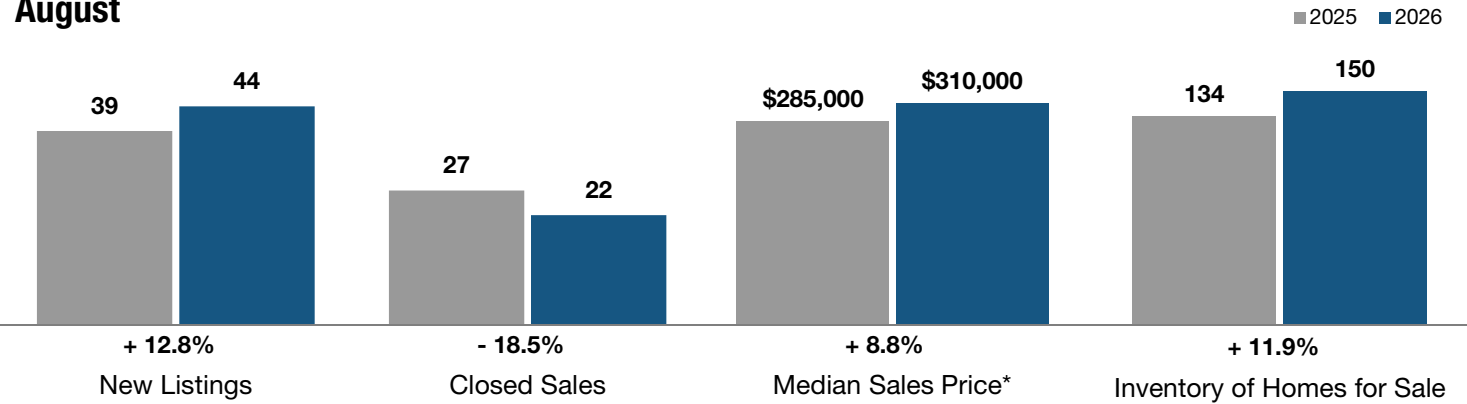
HH General

Condos / Villas Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	39	44	+ 12.8%	288	290	+ 0.7%
Closed Sales	27	22	- 18.5%	169	155	- 8.3%
Median Sales Price*	\$285,000	\$310,000	+ 8.8%	\$320,000	\$286,000	- 10.6%
Percent of List Price Received*	94.7%	95.2%	+ 0.6%	96.0%	95.6%	- 0.4%
Days on Market Until Sale	120	164	+ 36.2%	73	146	+ 98.9%
Inventory of Homes for Sale	134	150	+ 11.9%	--	--	--

* 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

