

Local Market Update – August 2026

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

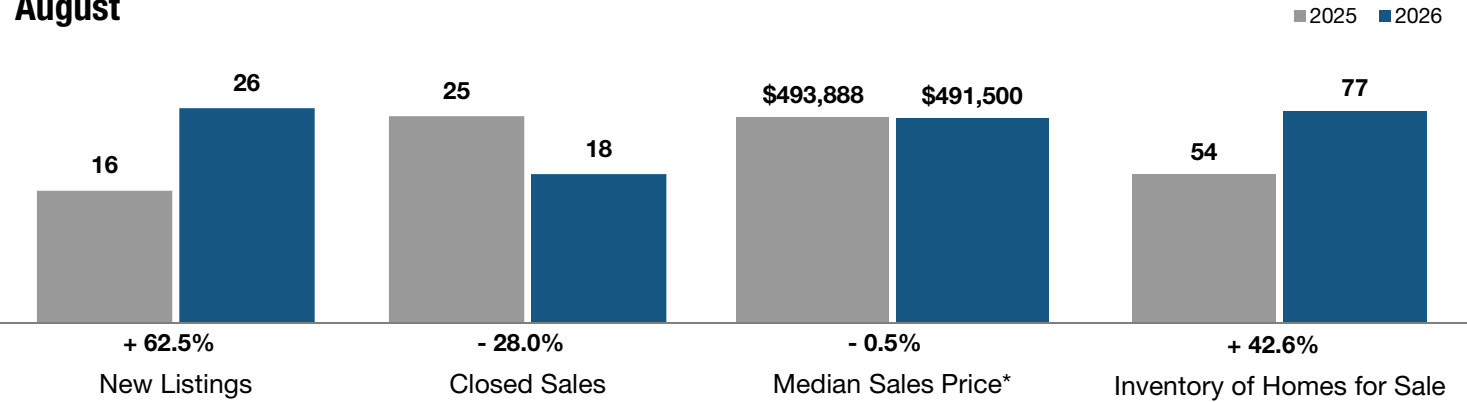


Latitude Margaritaville

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	16	26	+ 62.5%	150	180	+ 20.0%
Closed Sales	25	18	- 28.0%	207	100	- 51.7%
Median Sales Price*	\$493,888	\$491,500	- 0.5%	\$493,888	\$484,000	- 2.0%
Percent of List Price Received*	99.0%	98.2%	- 0.8%	101.8%	98.1%	- 3.6%
Days on Market Until Sale	149	127	- 14.8%	64	136	+ 112.5%
Inventory of Homes for Sale	54	77	+ 42.6%	--	--	--

* 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

