

Local Market Update – August 2026

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

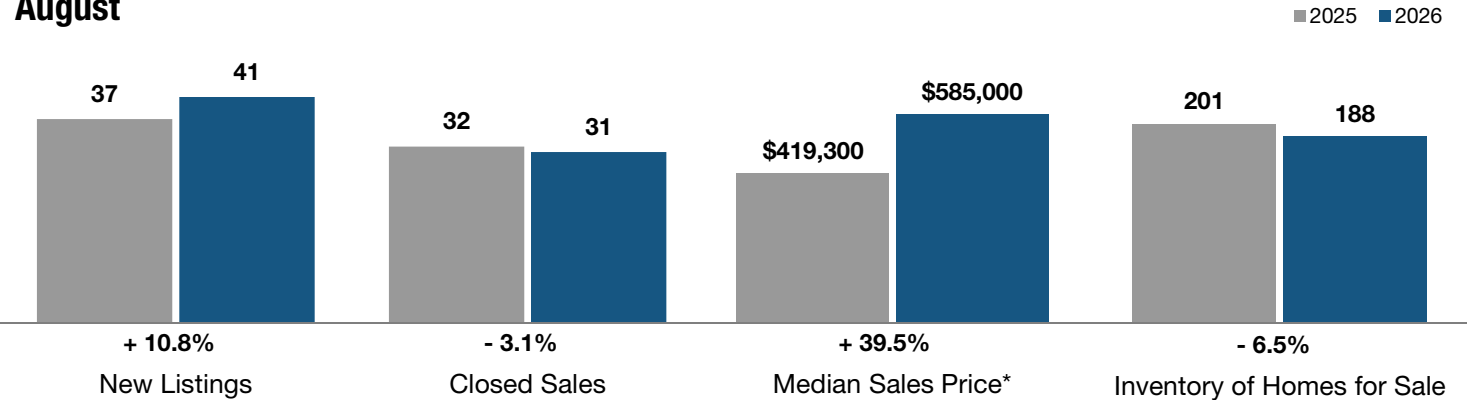


Northern Beaufort County

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	37	41	+ 10.8%	410	426	+ 3.9%
Closed Sales	32	31	- 3.1%	233	232	- 0.4%
Median Sales Price*	\$419,300	\$585,000	+ 39.5%	\$469,500	\$475,500	+ 1.3%
Percent of List Price Received*	96.0%	97.2%	+ 1.3%	97.1%	97.3%	+ 0.2%
Days on Market Until Sale	84	112	+ 33.3%	83	126	+ 51.8%
Inventory of Homes for Sale	201	188	- 6.5%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

