

Local Market Update – August 2026

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



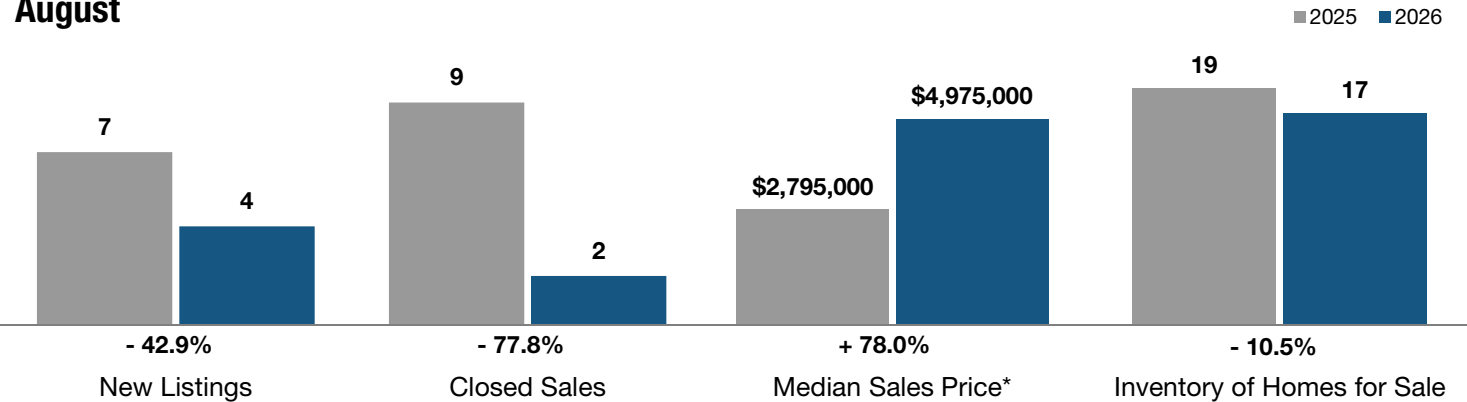
Palmetto Dunes

Detached Homes Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	4	- 42.9%	46	40	- 13.0%
Closed Sales	9	2	- 77.8%	40	36	- 10.0%
Median Sales Price*	\$2,795,000	\$4,975,000	+ 78.0%	\$1,910,000	\$1,980,750	+ 3.7%
Percent of List Price Received*	95.3%	91.3%	- 4.2%	96.3%	95.2%	- 1.1%
Days on Market Until Sale	102	91	- 10.7%	75	133	+ 77.7%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--

* 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

