

Local Market Update – August 2026

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



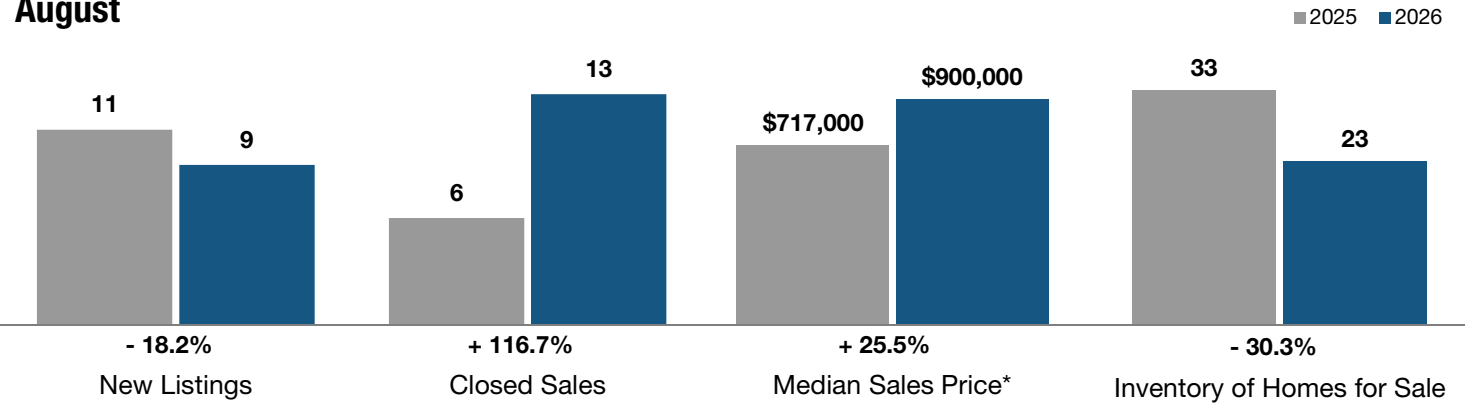
Sea Pines

Condos / Villas Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	11	9	- 18.2%	113	103	- 8.8%
Closed Sales	6	13	+ 116.7%	86	98	+ 14.0%
Median Sales Price*	\$717,000	\$900,000	+ 25.5%	\$770,000	\$852,500	+ 10.7%
Percent of List Price Received*	97.3%	96.9%	- 0.4%	97.1%	98.2%	+ 1.1%
Days on Market Until Sale	106	77	- 27.7%	62	94	+ 52.1%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--

* 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

