

Local Market Update – August 2026

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



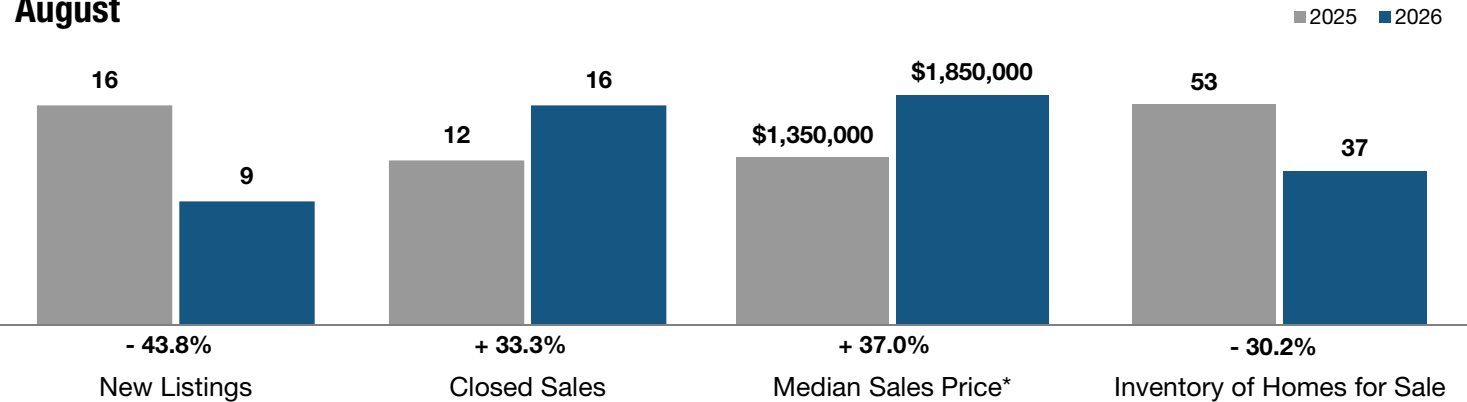
Sea Pines

Detached Homes Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	16	9	- 43.8%	176	143	- 18.8%
Closed Sales	12	16	+ 33.3%	140	130	- 7.1%
Median Sales Price*	\$1,350,000	\$1,850,000	+ 37.0%	\$1,762,500	\$1,767,500	+ 0.3%
Percent of List Price Received*	96.0%	98.3%	+ 2.4%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	102	129	+ 26.1%	65	111	+ 70.3%
Inventory of Homes for Sale	53	37	- 30.2%	--	--	--

* 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

