

Local Market Update – August 2026

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



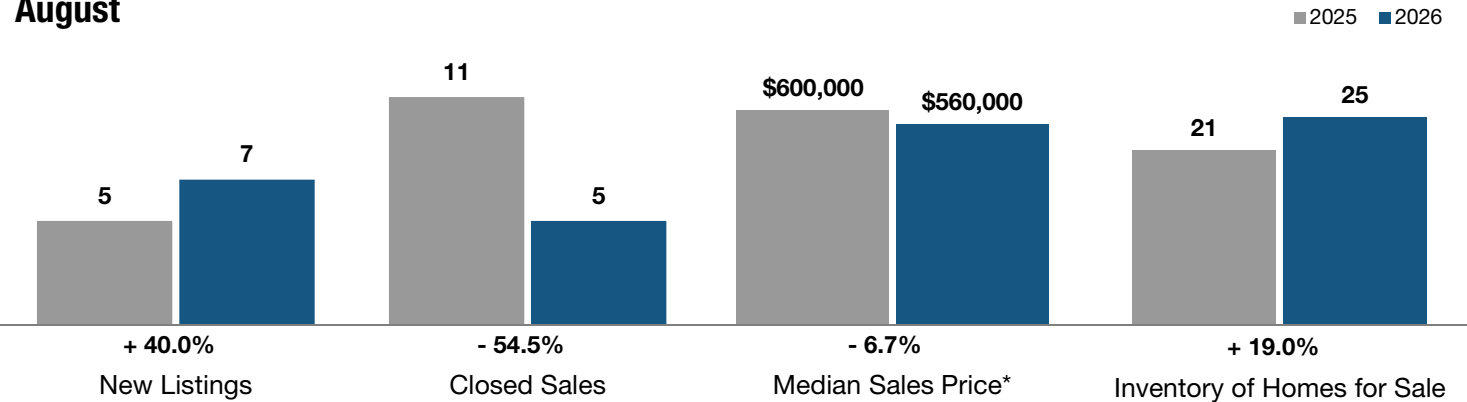
Shipyard

Condos / Villas Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	7	+ 40.0%	63	45	- 28.6%
Closed Sales	11	5	- 54.5%	48	33	- 31.3%
Median Sales Price*	\$600,000	\$560,000	- 6.7%	\$607,450	\$625,000	+ 2.9%
Percent of List Price Received*	96.1%	95.6%	- 0.5%	96.7%	95.9%	- 0.9%
Days on Market Until Sale	134	263	+ 97.0%	98	159	+ 61.3%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--

* 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

