

Local Market Update – August 2026

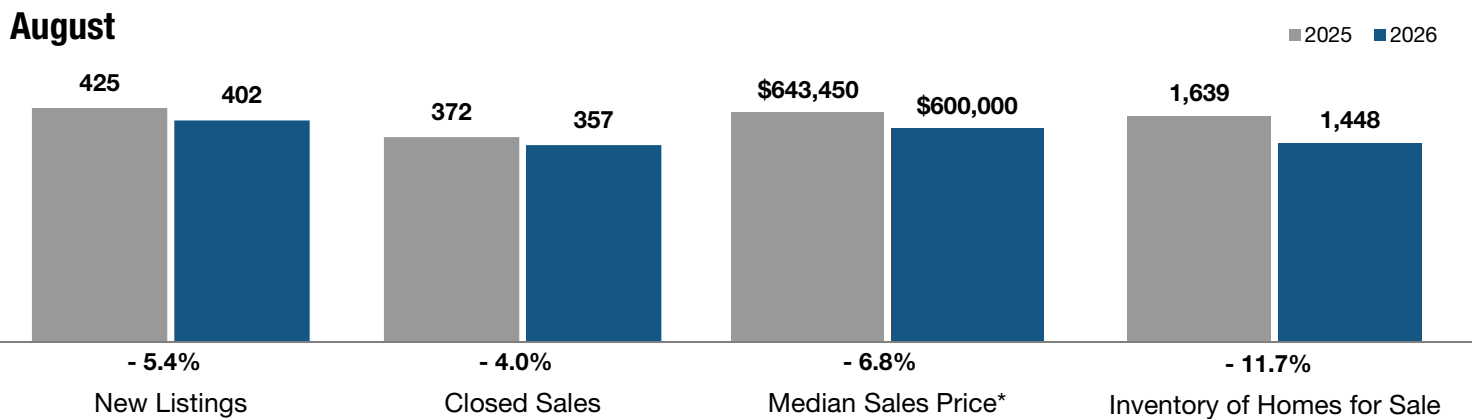
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Southern Beaufort County

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	425	402	- 5.4%	4,087	3,795	- 7.1%
Closed Sales	372	357	- 4.0%	2,819	2,916	+ 3.4%
Median Sales Price*	\$643,450	\$600,000	- 6.8%	\$626,190	\$625,000	- 0.2%
Percent of List Price Received*	96.7%	96.7%	0.0%	96.9%	96.8%	- 0.1%
Days on Market Until Sale	125	137	+ 9.6%	79	132	+ 67.1%
Inventory of Homes for Sale	1,639	1,448	- 11.7%	--	--	--

* 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.



Historical Median Sales Price Rolling 12-Month Calculation

