Local Market Update – August 2026

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

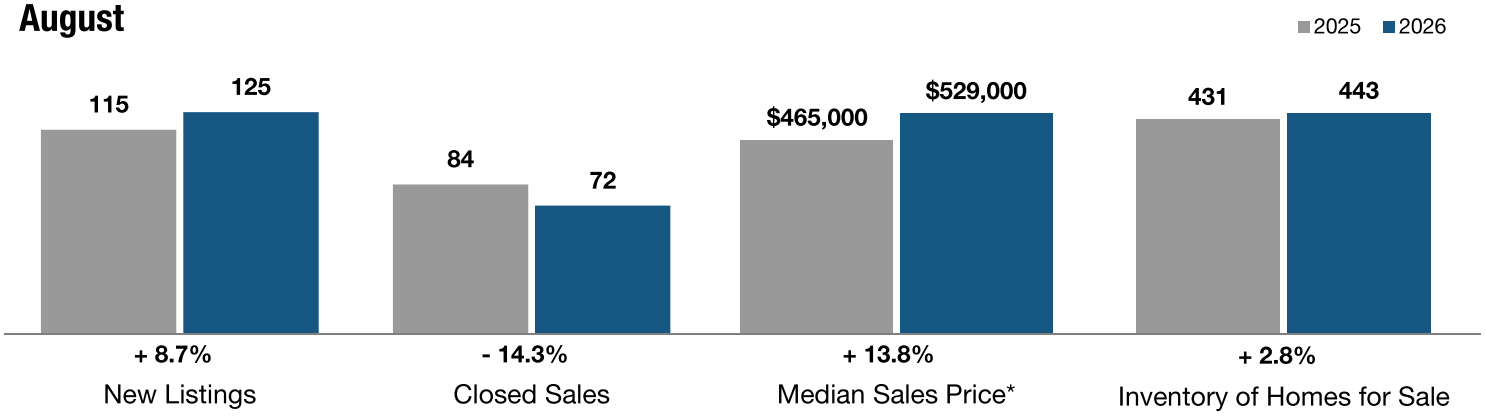
Hilton Head Totals

Condos / Villas Only

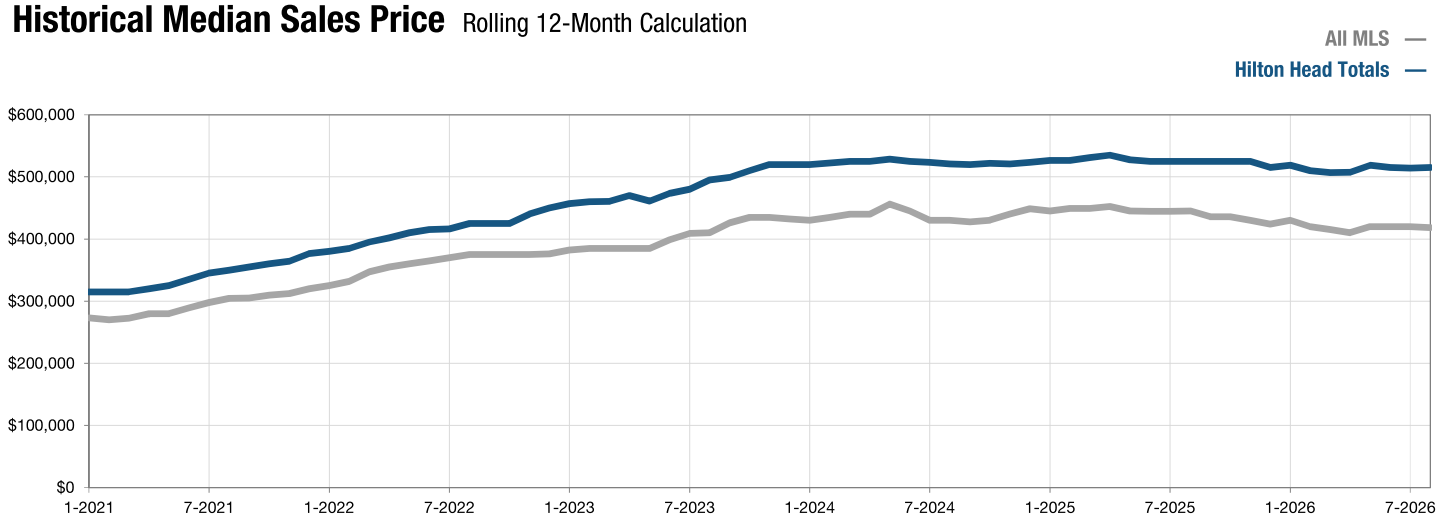
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	115	**125**	+ 8.7%	949	**911**	- 4.0%
Closed Sales	84	**72**	- 14.3%	602	**594**	- 1.3%
Median Sales Price*	$465,000	**$529,000**	+ 13.8%	$525,000	**$525,000**	0.0%
Percent of List Price Received*	95.9%	**95.9%**	+ 0.0%	96.5%	**96.4%**	- 0.0%
Days on Market Until Sale	134	**143**	+ 7.3%	85	**131**	+ 54.3%
Inventory of Homes for Sale	431	**443**	+ 2.8%	--	**--**	--

* 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



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