Local Market Update – August 2026

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

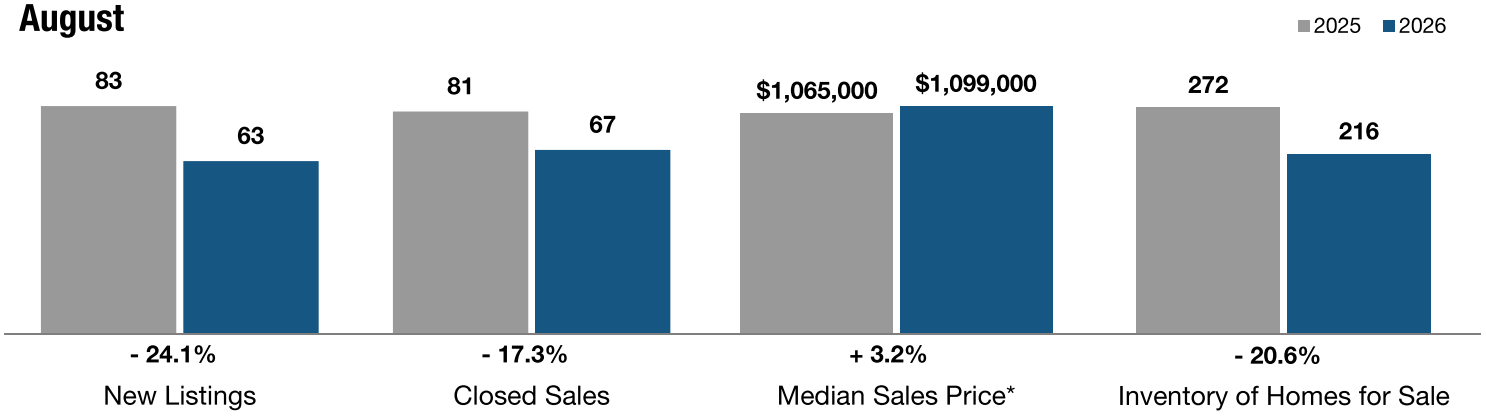
Hilton Head Totals

Detached Homes Only

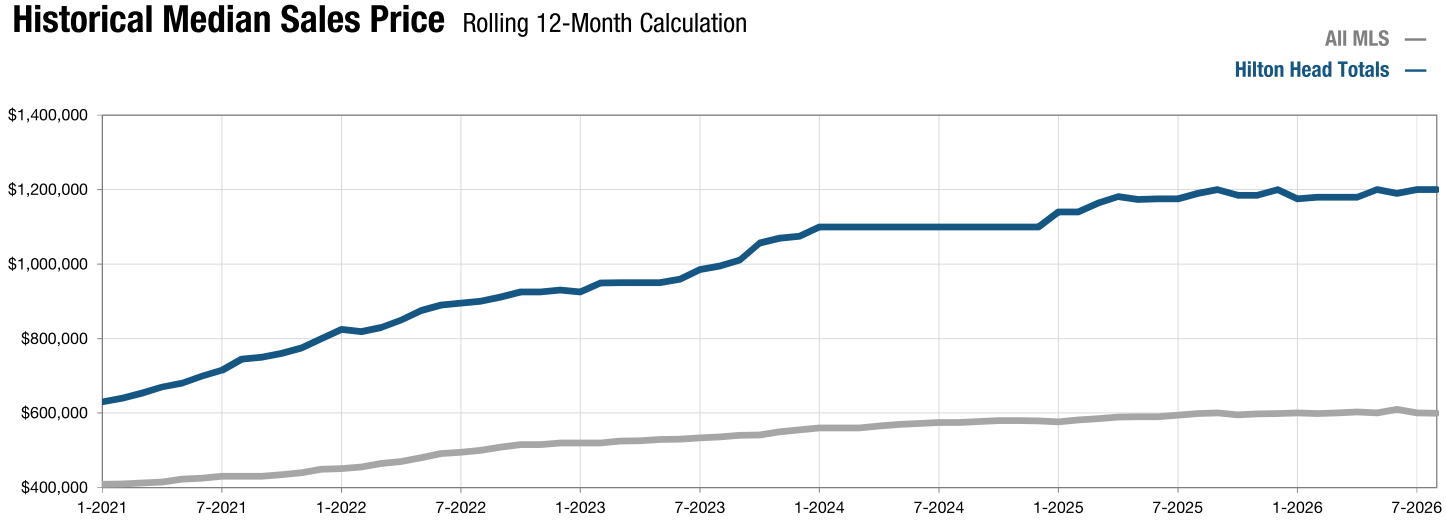
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	83	**63**	- 24.1%	812	**728**	- 10.3%
Closed Sales	81	**67**	- 17.3%	635	**615**	- 3.1%
Median Sales Price*	$1,065,000	**$1,099,000**	+ 3.2%	$1,175,000	**$1,175,000**	0.0%
Percent of List Price Received*	96.3%	**96.7%**	+ 0.4%	96.8%	**96.5%**	- 0.3%
Days on Market Until Sale	100	**129**	+ 28.3%	65	**113**	+ 73.1%
Inventory of Homes for Sale	272	**216**	- 20.6%	--	**--**	--

* 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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