Local Market Update – August 2026

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

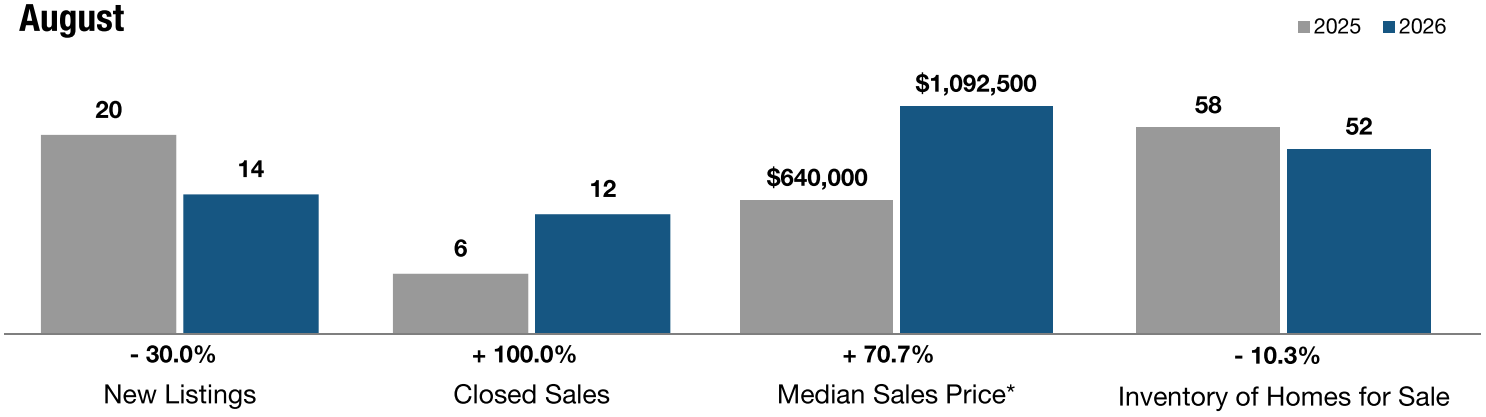
Palmetto Dunes

Condos / Villas Only

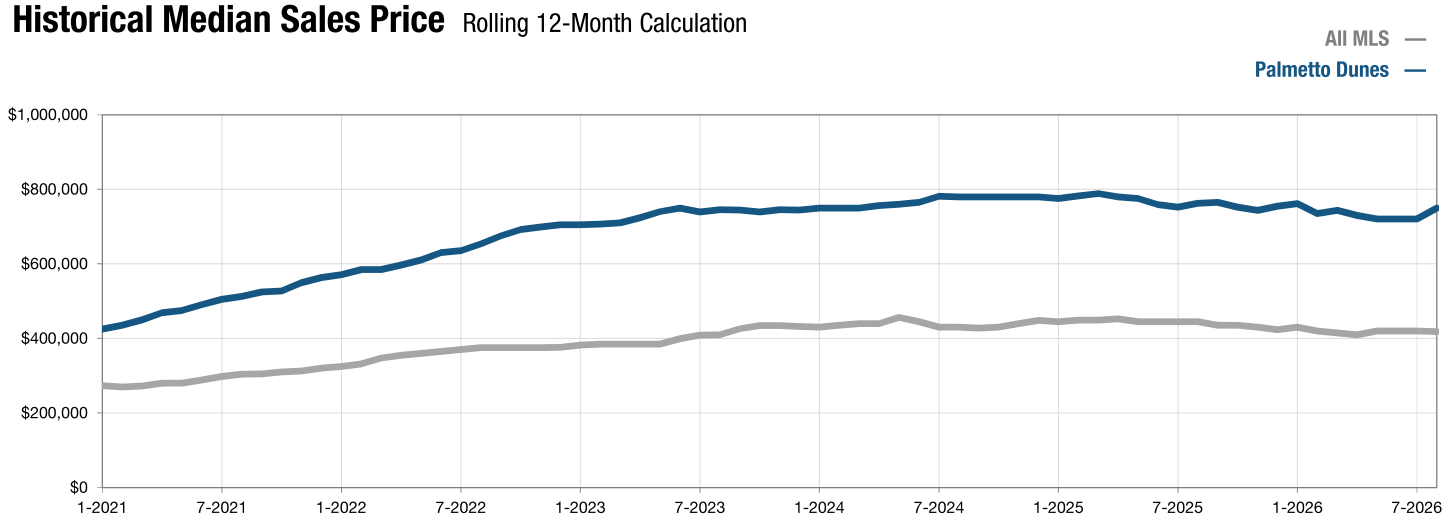
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	20	**14**	- 30.0%	135	**128**	- 5.2%
Closed Sales	6	**12**	+ 100.0%	94	**98**	+ 4.3%
Median Sales Price*	$640,000	**$1,092,500**	+ 70.7%	$755,000	**$749,450**	- 0.7%
Percent of List Price Received*	96.3%	**96.9%**	+ 0.6%	97.3%	**96.7%**	- 0.6%
Days on Market Until Sale	111	**101**	- 9.4%	74	**114**	+ 54.5%
Inventory of Homes for Sale	58	**52**	- 10.3%	--	**--**	--

* 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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