Local Market Update – August 2026

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

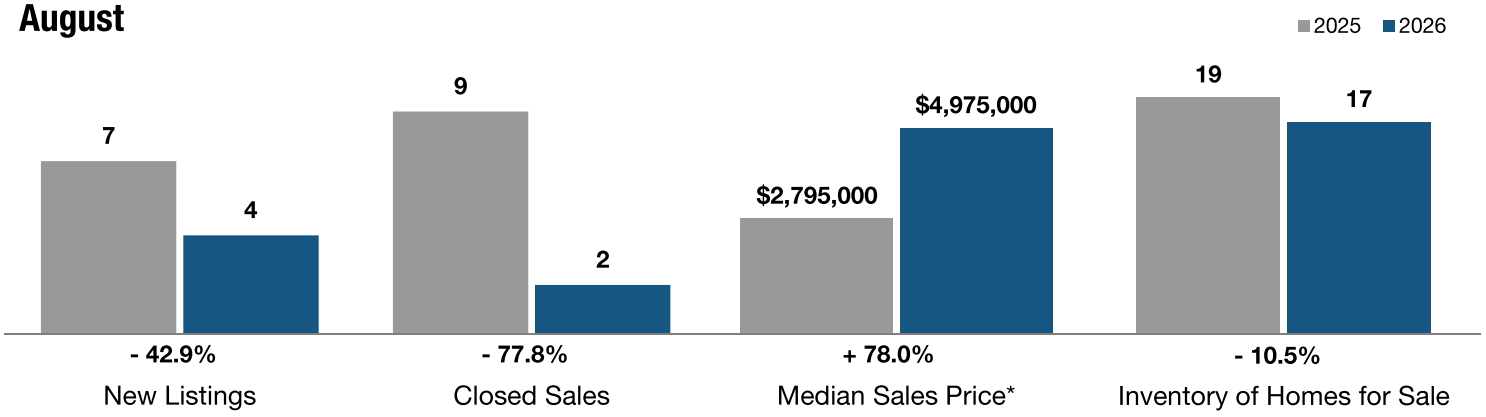
Palmetto Dunes

Detached Homes Only

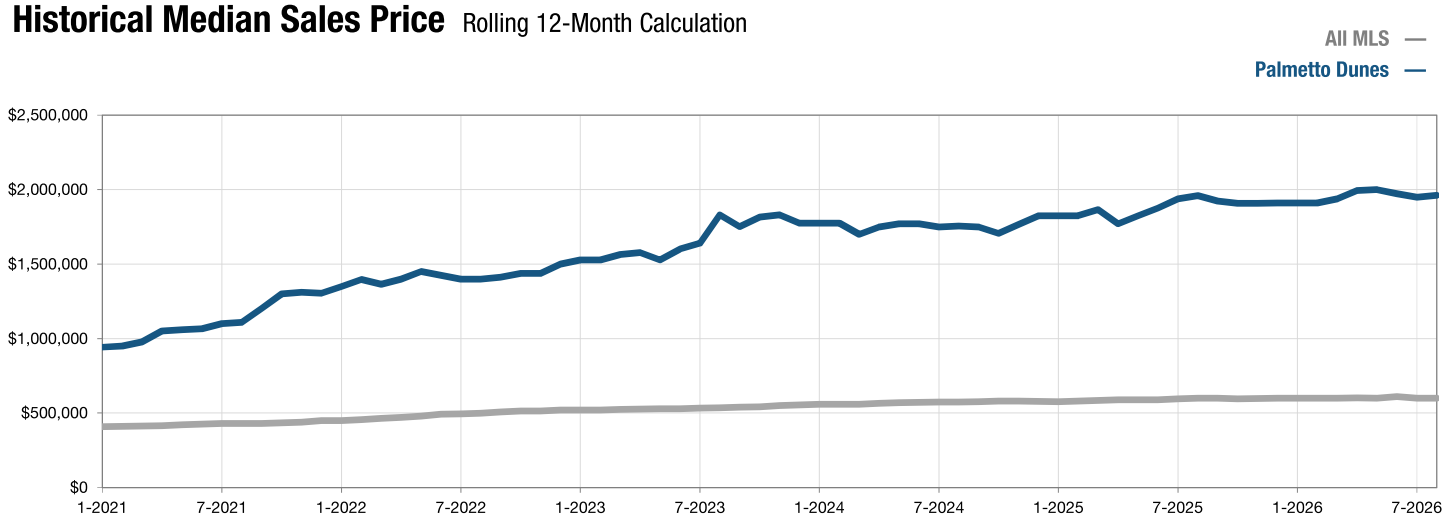
	August			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	7	**4**	- 42.9%	46	**40**	- 13.0%
Closed Sales	9	**2**	- 77.8%	40	**36**	- 10.0%
Median Sales Price*	$2,795,000	**$4,975,000**	+ 78.0%	$1,910,000	**$1,980,750**	+ 3.7%
Percent of List Price Received*	95.3%	**91.3%**	- 4.2%	96.3%	**95.2%**	- 1.1%
Days on Market Until Sale	102	**91**	- 10.7%	75	**133**	+ 77.7%
Inventory of Homes for Sale	19	**17**	- 10.5%	--	**--**	--

* 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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