Monthly Indicators

February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings were down 5.0 percent to 648. Pending Sales increased 4.2 percent to 471. Inventory grew 3.4 percent to 1,942 units.

Median Sales Price was down 19.1 percent to $485,000. Days on Market increased 116.1 percent to 134 days. Months Supply of Inventory was down 4.4 percent to 4.3 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to $396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 7.5%	- 19.1%	- 4.4%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Months Supply**

A research tool provided by the Hilton Head Association of REALTORS®. Percent changes are calculated using rounded figures.

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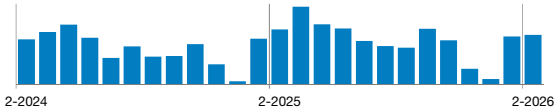
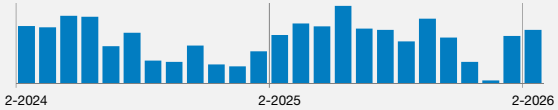
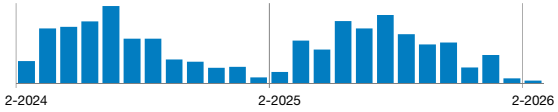
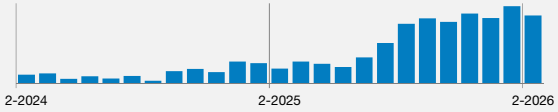
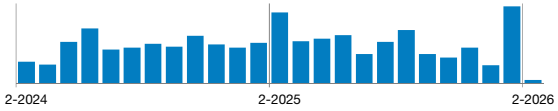
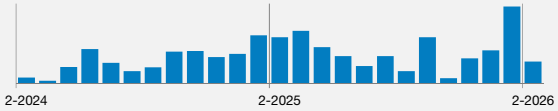
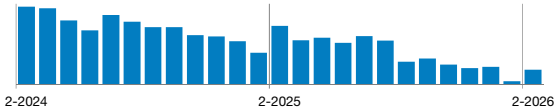
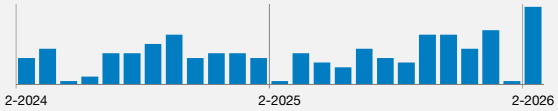
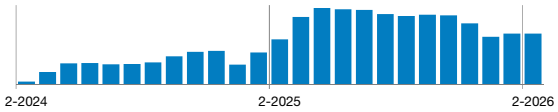
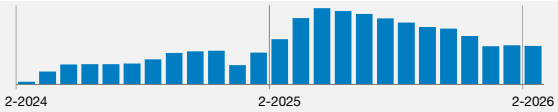
Market Overview

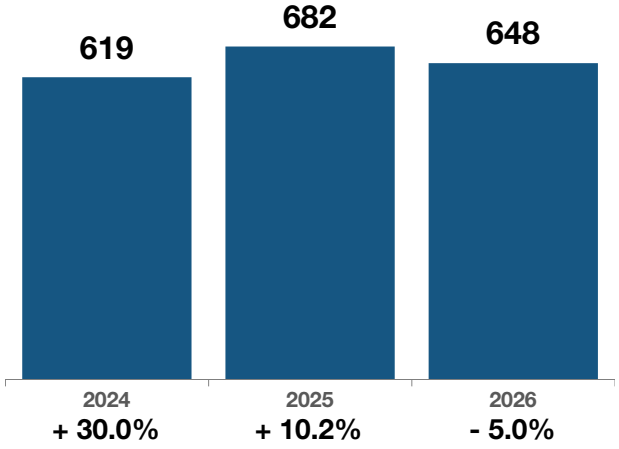
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	02-2025	02-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		682	**648**	- 5.0%	1,306	**1,285**	- 1.6%
Pending Sales		452	**471**	+ 4.2%	844	**920**	+ 9.0%
Closed Sales		373	**345**	- 7.5%	728	**697**	- 4.3%
Days on Market		62	**134**	+ 116.1%	66	**140**	+ 112.1%
Median Sales Price		$599,725	**$485,000**	- 19.1%	$575,000	**$558,440**	- 2.9%
Average Sales Price		$837,616	**$758,184**	- 9.5%	$840,381	**$848,466**	+ 1.0%
Pct. of List Price Received		97.8%	**96.8%**	- 1.0%	97.5%	**96.7%**	- 0.8%
Housing Affordability Index		58	**74**	+ 27.6%	61	**64**	+ 4.9%
Inventory of Homes for Sale		1,879	**1,942**	+ 3.4%	--	**--**	--
Months Supply of Inventory		4.5	**4.3**	- 4.4%	--	**--**	--

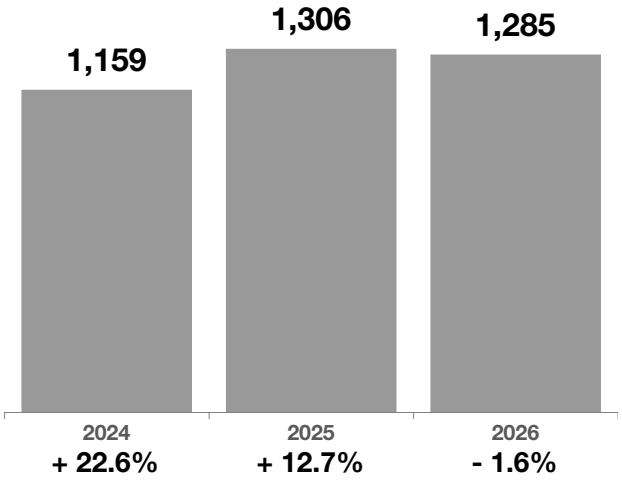
New Listings

A count of the properties that have been newly listed on the market in a given month.

February

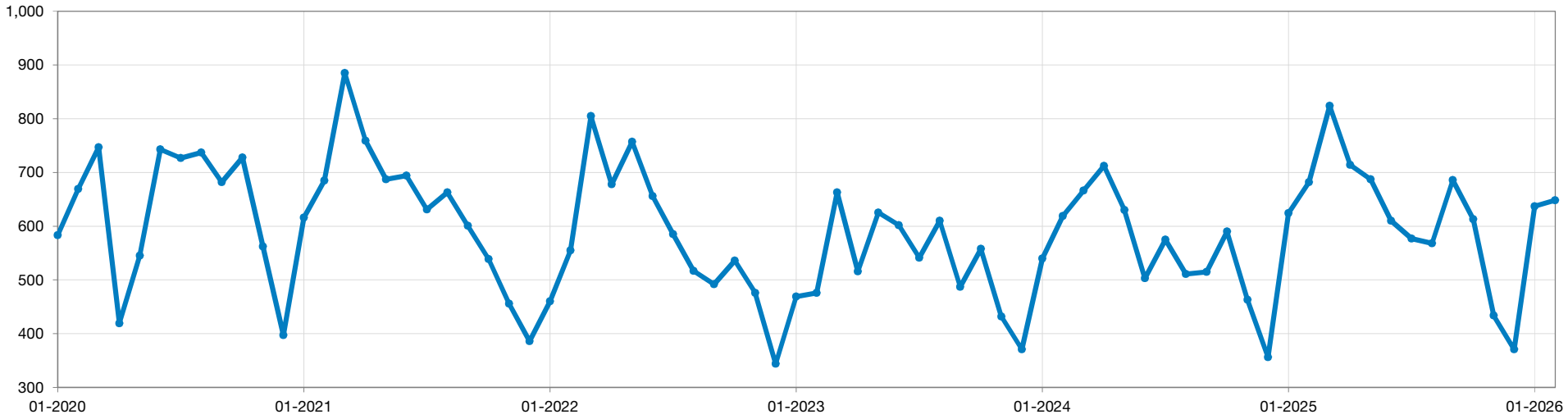


Year to Date



New Listings		Prior Year	Percent Change
March 2025	824	666	+23.7%
April 2025	714	712	+0.3%
May 2025	687	630	+9.0%
June 2025	610	503	+21.3%
July 2025	577	575	+0.3%
August 2025	568	511	+11.2%
September 2025	686	515	+33.2%
October 2025	613	590	+3.9%
November 2025	434	463	-6.3%
December 2025	371	356	+4.2%
January 2026	637	624	+2.1%
February 2026	**648**	**682**	**-5.0%**
12-Month Avg	614	569	+7.9%

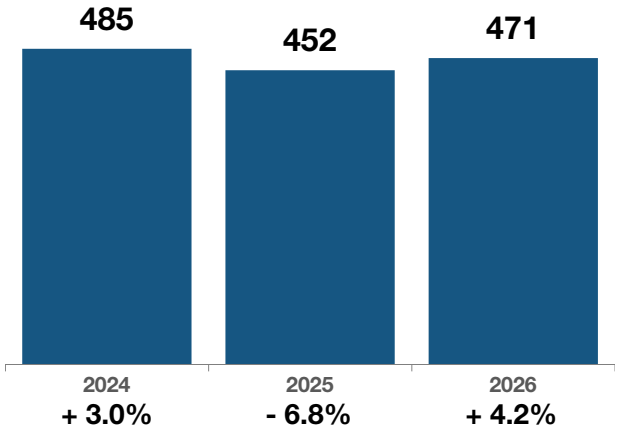
Historical New Listings by Month



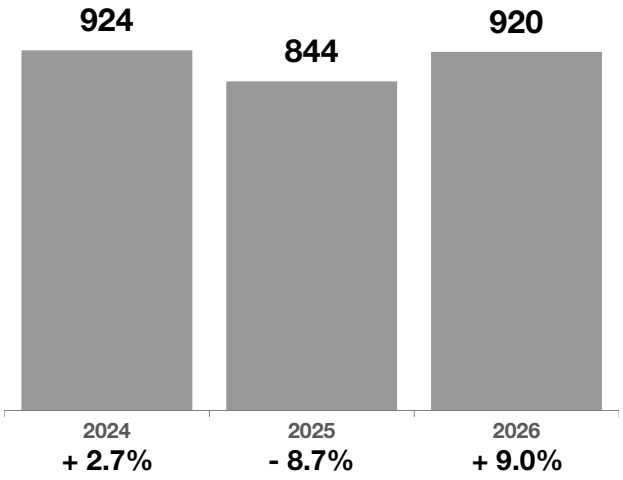
Pending Sales

A count of the properties on which offers have been accepted in a given month.

February

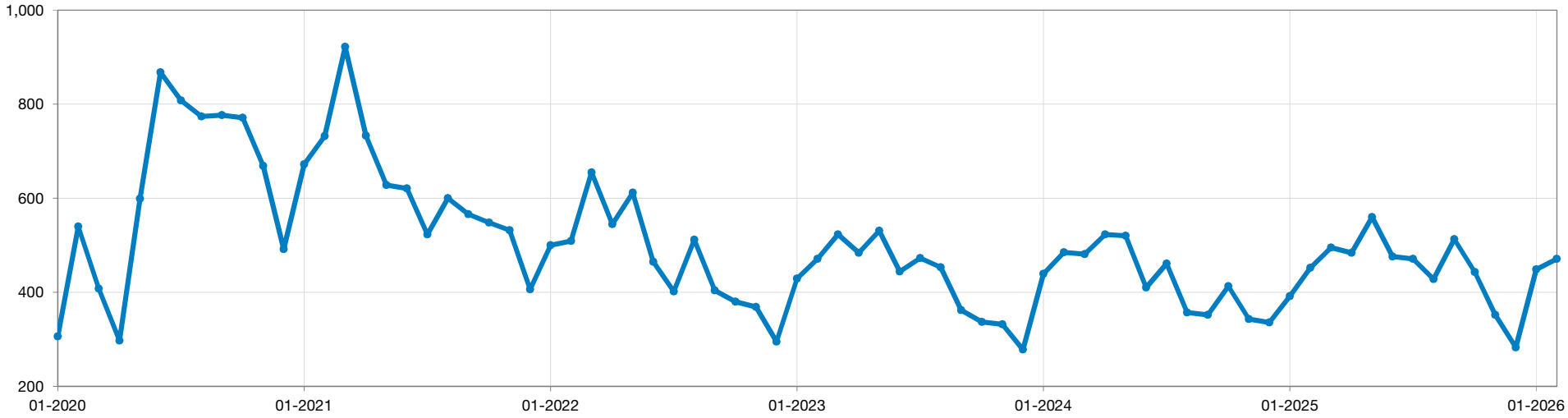


Year to Date



Pending Sales		Prior Year	Percent Change
March 2025	495	481	+2.9%
April 2025	484	523	-7.5%
May 2025	560	520	+7.7%
June 2025	476	410	+16.1%
July 2025	471	461	+2.2%
August 2025	428	357	+19.9%
September 2025	513	352	+45.7%
October 2025	443	413	+7.3%
November 2025	352	343	+2.6%
December 2025	283	336	-15.8%
January 2026	449	392	+14.5%
February 2026	**471**	**452**	**+4.2%**
12-Month Avg	452	420	+7.6%

Historical Pending Sales by Month



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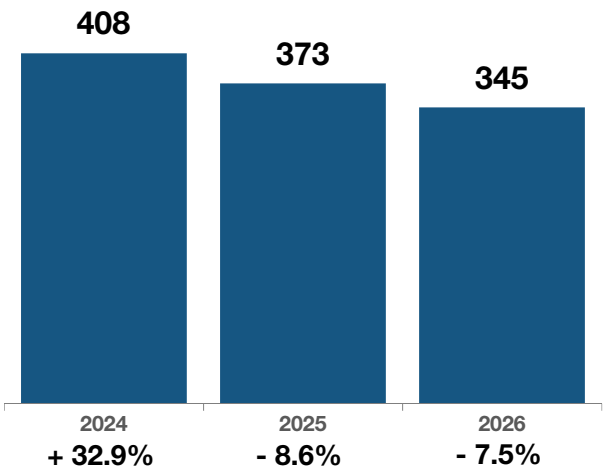
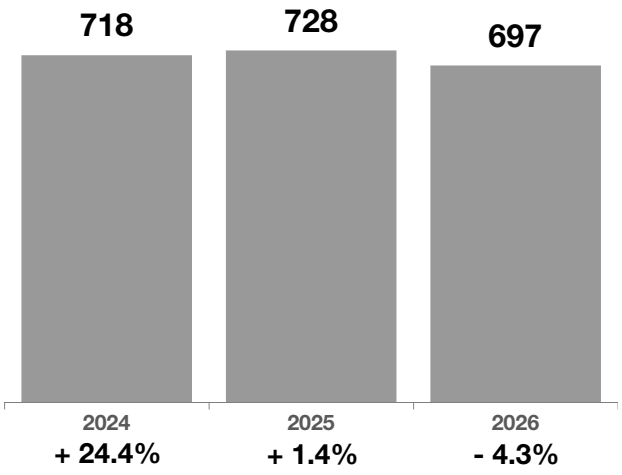
Closed Sales

A count of the actual sales that closed in a given month.

February

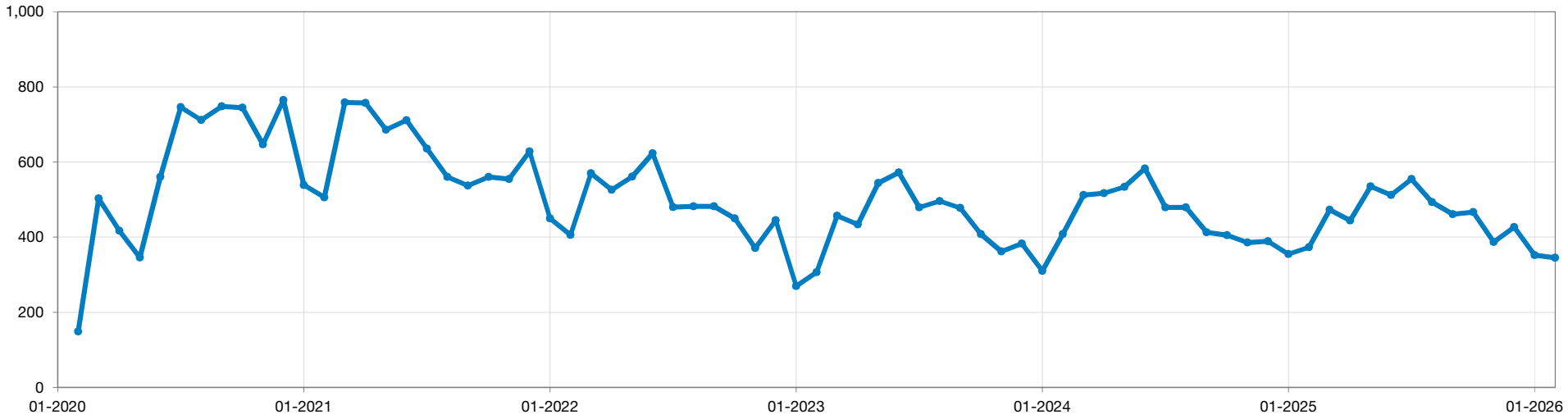


Year to Date



Closed Sales		Prior Year	Percent Change
March 2025	473	512	-7.6%
April 2025	444	517	-14.1%
May 2025	535	534	+0.2%
June 2025	512	583	-12.2%
July 2025	555	479	+15.9%
August 2025	493	479	+2.9%
September 2025	461	413	+11.6%
October 2025	467	405	+15.3%
November 2025	387	386	+0.3%
December 2025	427	389	+9.8%
January 2026	352	355	-0.8%
February 2026	**345**	**373**	**-7.5%**
12-Month Avg	454	452	+0.5%

Historical Closed Sales by Month



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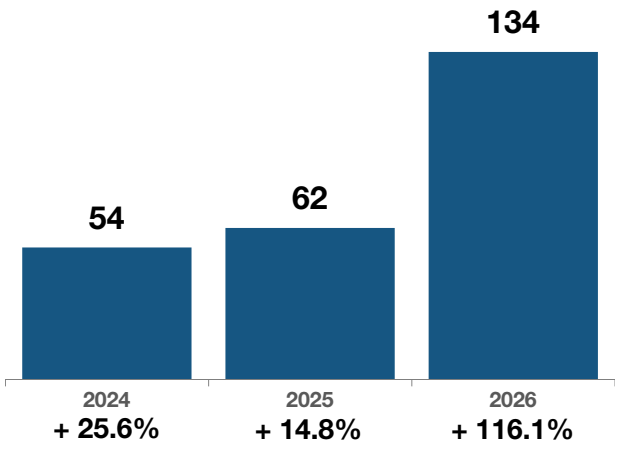
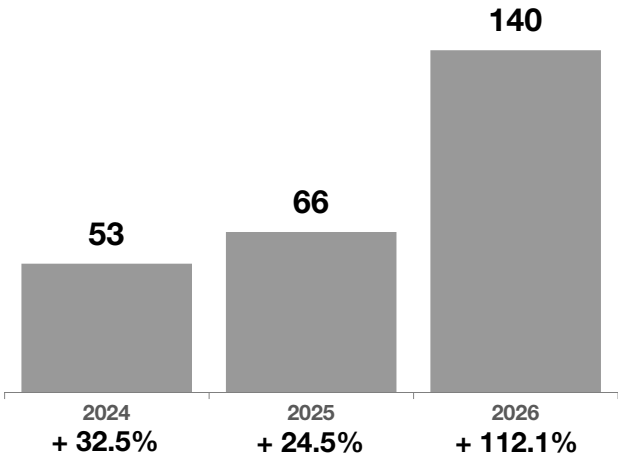
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

February



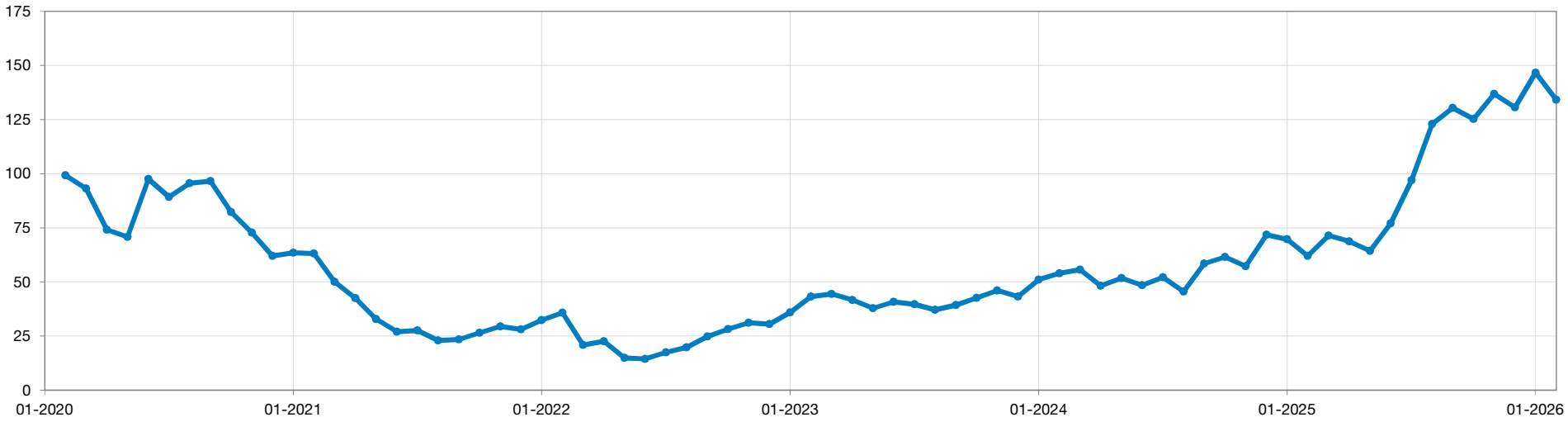
Year to Date



Days on Market		Prior Year	Percent Change
March 2025	71	56	+26.8%
April 2025	69	48	+43.8%
May 2025	64	52	+23.1%
June 2025	77	48	+60.4%
July 2025	97	52	+86.5%
August 2025	123	45	+173.3%
September 2025	130	58	+124.1%
October 2025	125	61	+104.9%
November 2025	137	57	+140.4%
December 2025	131	72	+81.9%
January 2026	147	70	+110.0%
February 2026	**134**	**62**	**+116.1%**
12-Month Avg*	106	56	+89.3%

* Average Days on Market of all properties from March 2025 through February 2026. This is not the average of the individual figures above.

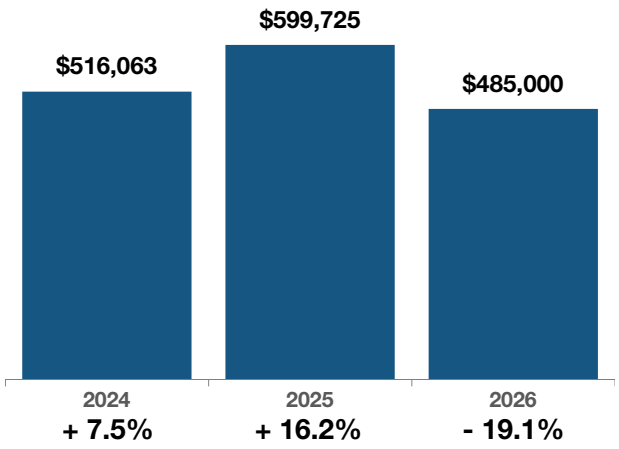
Historical Days on Market Until Sale by Month



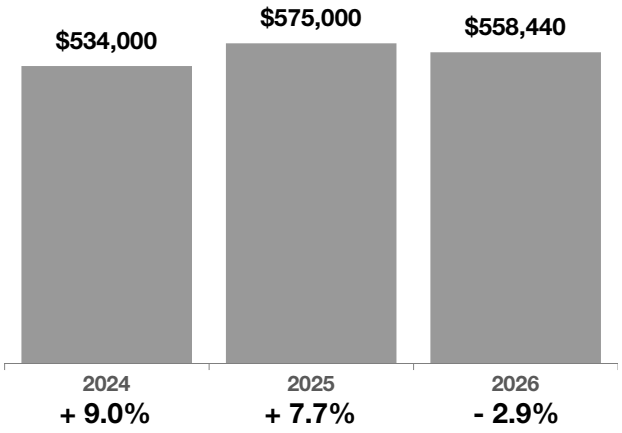
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

February



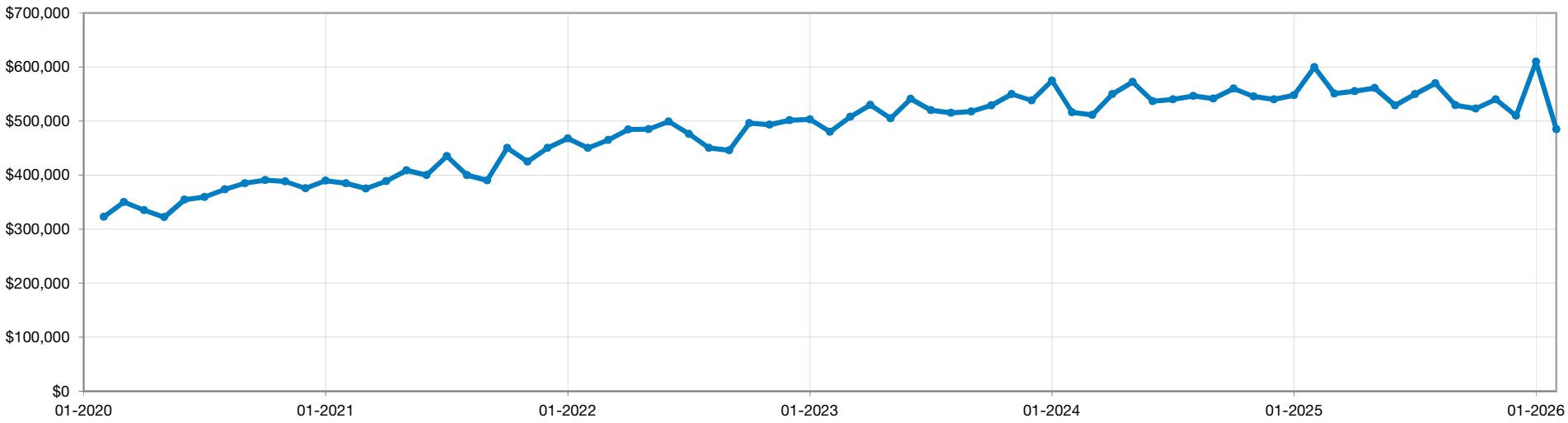
Year to Date



Median Sales Price		Prior Year	Percent Change
March 2025	$550,665	$511,250	+7.7%
April 2025	$555,000	$549,900	+0.9%
May 2025	$560,900	$572,500	-2.0%
June 2025	$529,000	$536,755	-1.4%
July 2025	$550,000	$540,000	+1.9%
August 2025	$570,000	$546,386	+4.3%
September 2025	$529,165	$541,500	-2.3%
October 2025	$523,000	$560,000	-6.6%
November 2025	$540,000	$545,195	-1.0%
December 2025	$510,000	$540,000	-5.6%
January 2026	$609,933	$547,900	+11.3%
February 2026	**$485,000**	**$599,725**	**-19.1%**
12-Month Med*	$542,500	$545,943	-0.6%

* Median Sales Price of all properties from March 2025 through February 2026. This is not the median of the individual figures above.

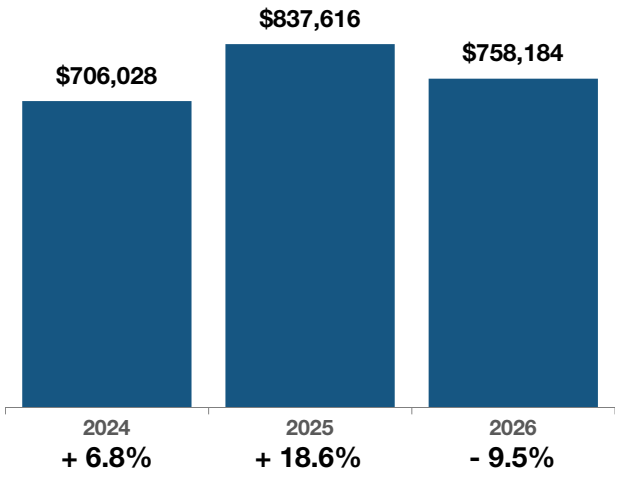
Historical Median Sales Price by Month



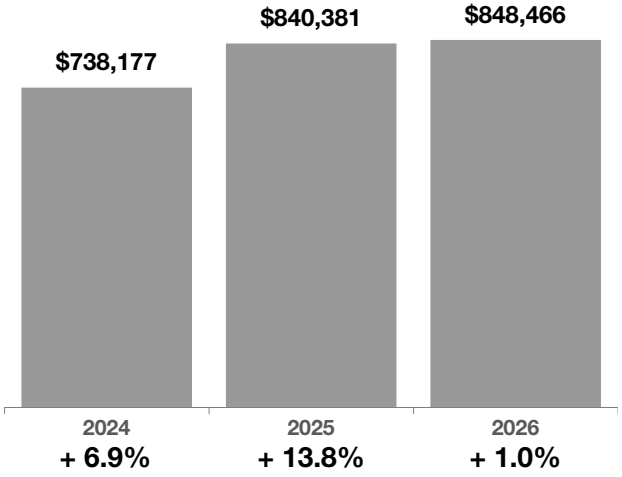
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

February



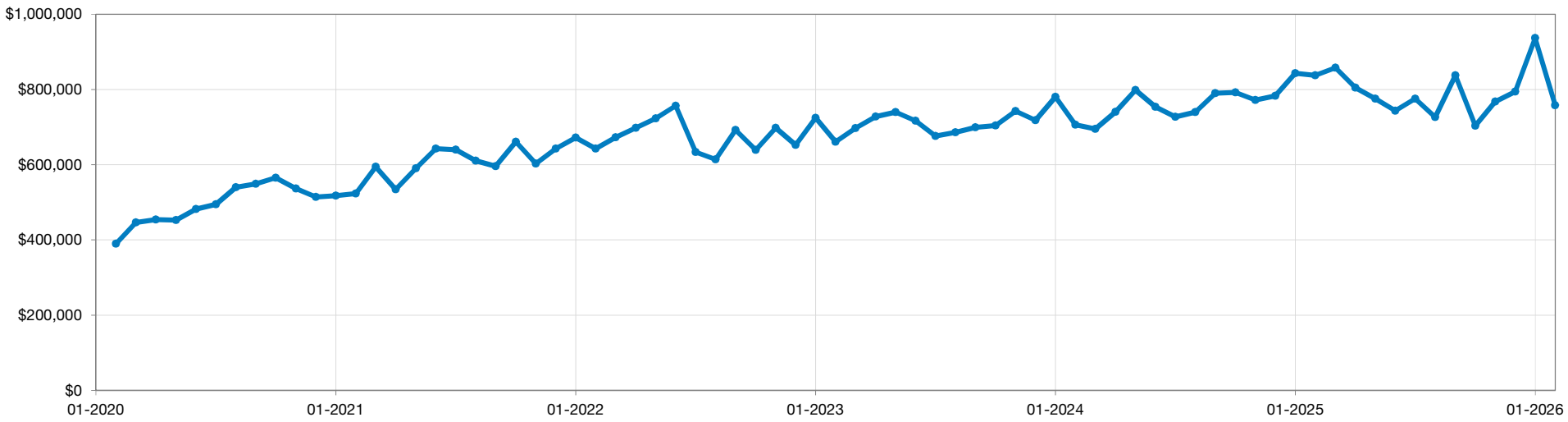
Year to Date



Avg. Sales Price		Prior Year	Percent Change
March 2025	$857,753	$695,288	+23.4%
April 2025	$805,061	$740,484	+8.7%
May 2025	$775,612	$798,323	-2.8%
June 2025	$743,553	$753,700	-1.3%
July 2025	$775,783	$726,965	+6.7%
August 2025	$726,522	$739,625	-1.8%
September 2025	$837,328	$790,472	+5.9%
October 2025	$703,450	$791,894	-11.2%
November 2025	$768,034	$772,131	-0.5%
December 2025	$794,399	$783,354	+1.4%
January 2026	$936,953	$843,279	+11.1%
February 2026	**$758,184**	**$837,616**	**-9.5%**
12-Month Avg*	$790,219	$772,761	+2.3%

* Avg. Sales Price of all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month



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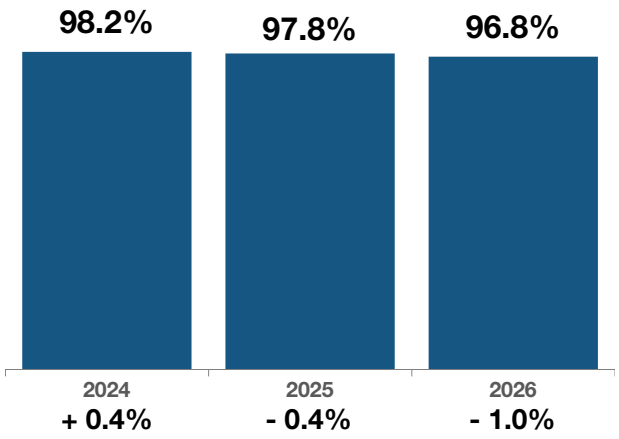
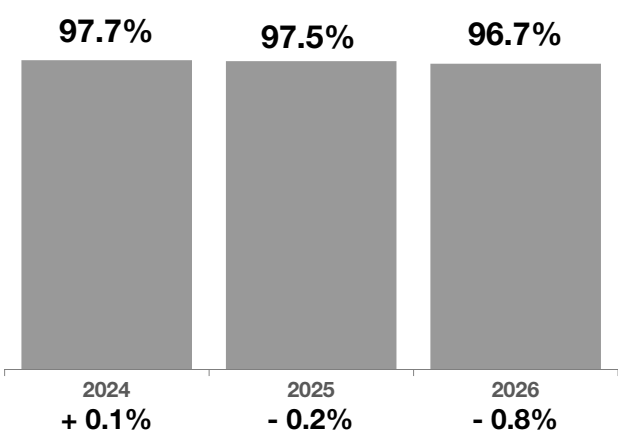
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

February



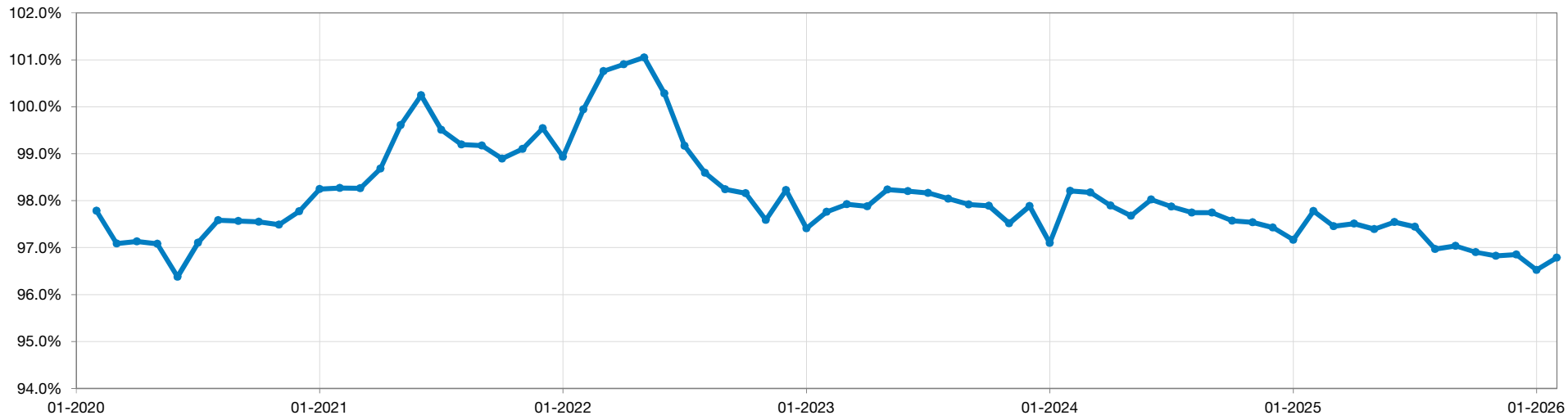
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
March 2025	97.5%	98.2%	-0.7%
April 2025	97.5%	97.9%	-0.4%
May 2025	97.4%	97.7%	-0.3%
June 2025	97.5%	98.0%	-0.5%
July 2025	97.4%	97.9%	-0.5%
August 2025	97.0%	97.7%	-0.7%
September 2025	97.0%	97.7%	-0.7%
October 2025	96.9%	97.6%	-0.7%
November 2025	96.8%	97.5%	-0.7%
December 2025	96.9%	97.4%	-0.5%
January 2026	96.5%	97.2%	-0.7%
February 2026	**96.8%**	**97.8%**	**-1.0%**
12-Month Avg*	97.1%	97.7%	-0.6%

* Average Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

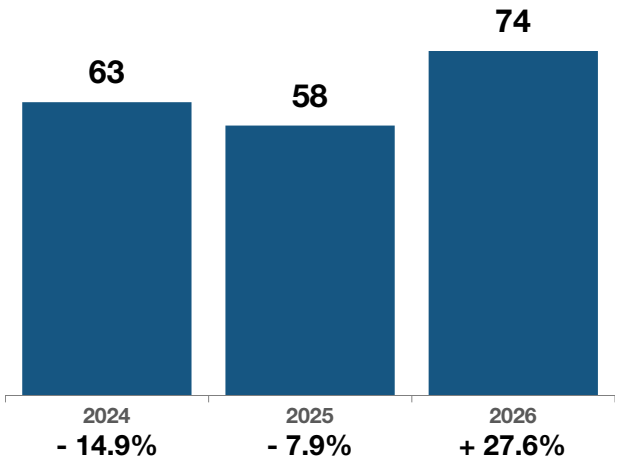
Historical Percent of List Price Received by Month



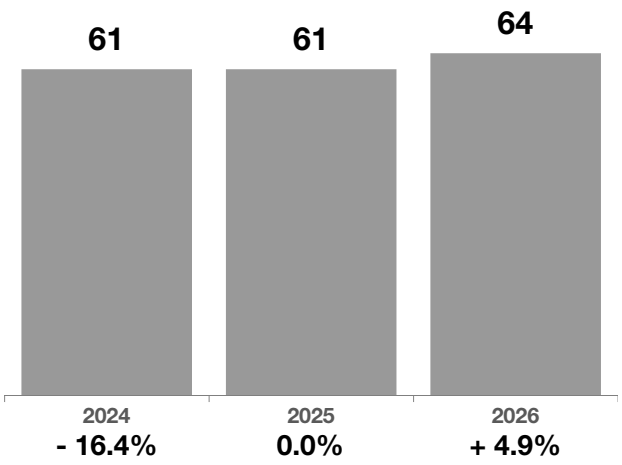
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

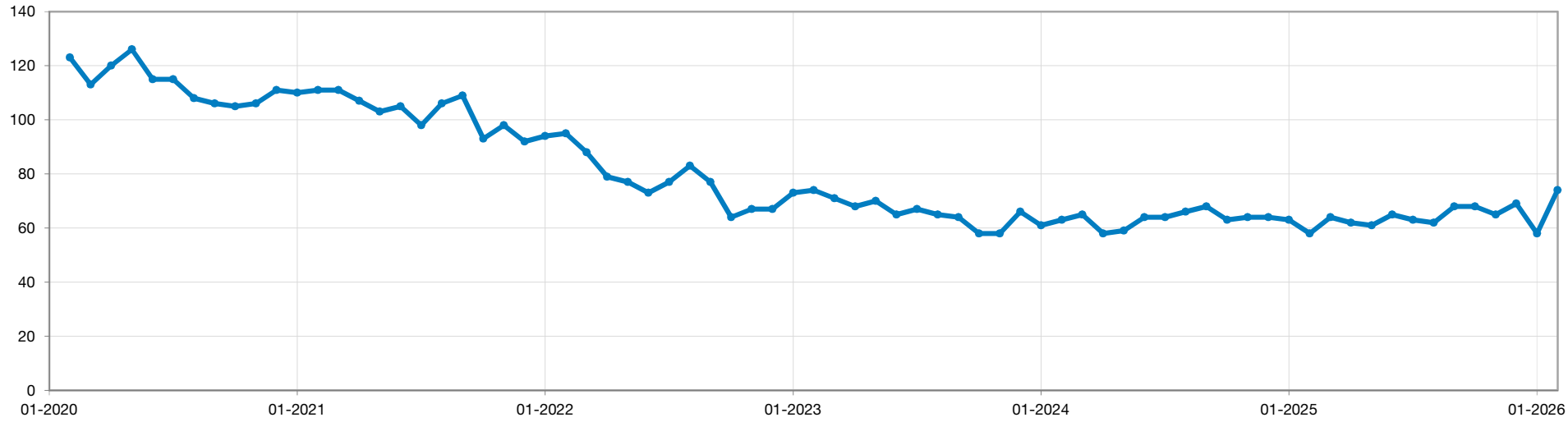


Year to Date



Affordability Index		Prior Year	Percent Change
March 2025	64	65	-1.5%
April 2025	62	58	+6.9%
May 2025	61	59	+3.4%
June 2025	65	64	+1.6%
July 2025	63	64	-1.6%
August 2025	62	66	-6.1%
September 2025	68	68	0.0%
October 2025	68	63	+7.9%
November 2025	65	64	+1.6%
December 2025	69	64	+7.8%
January 2026	58	63	-7.9%
February 2026	**74**	**58**	**+27.6%**
12-Month Avg	65	63	+3.0%

Historical Housing Affordability Index by Month



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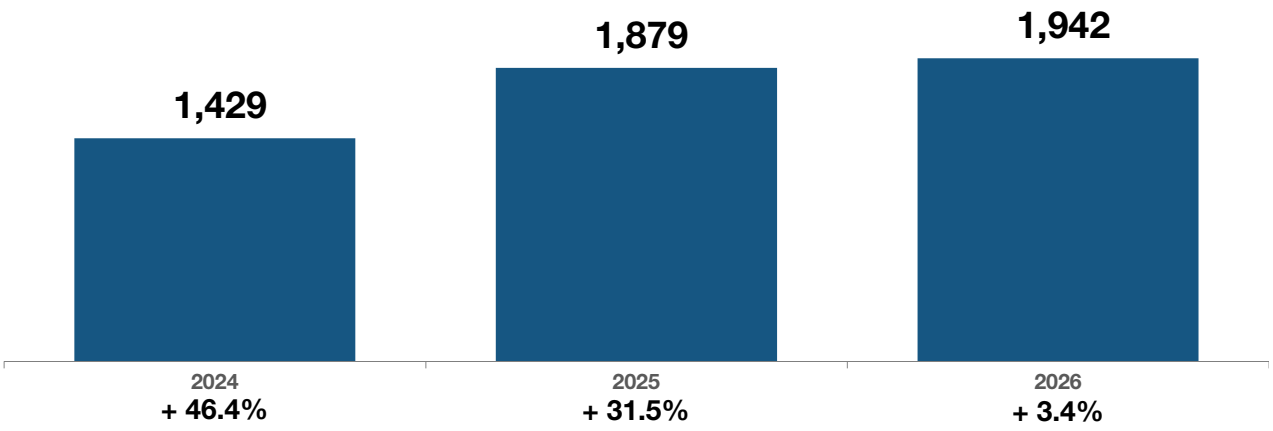
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

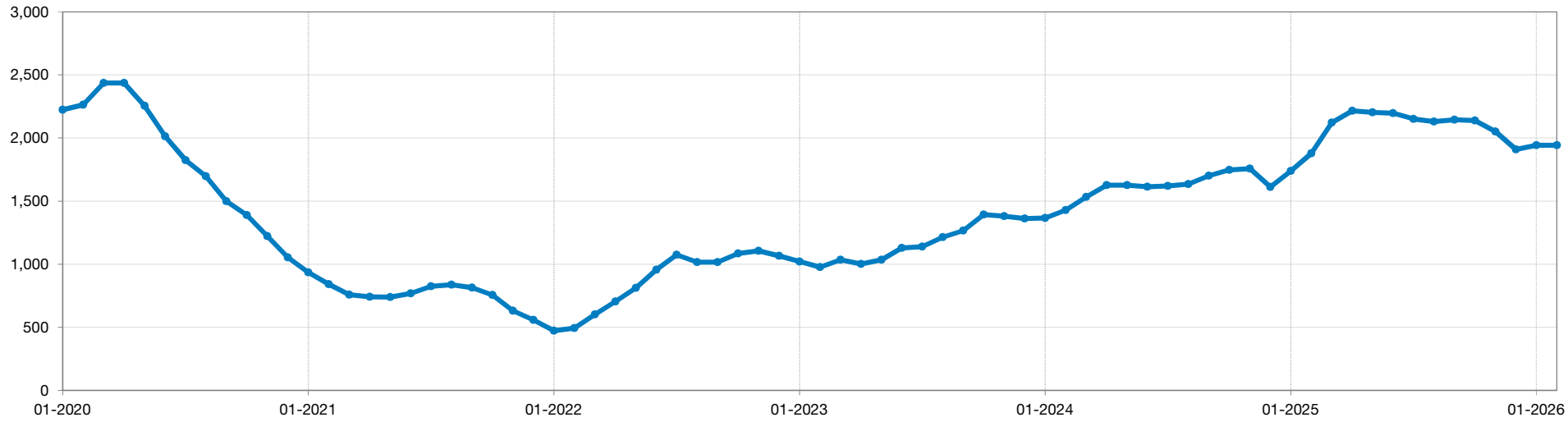
February



Homes for Sale		Prior Year	Percent Change
March 2025	2,121	1,533	+38.4%
April 2025	2,215	1,626	+36.2%
May 2025	2,202	1,627	+35.3%
June 2025	2,196	1,614	+36.1%
July 2025	2,151	1,619	+32.9%
August 2025	2,130	1,634	+30.4%
September 2025	2,144	1,701	+26.0%
October 2025	2,138	1,746	+22.5%
November 2025	2,052	1,758	+16.7%
December 2025	1,909	1,612	+18.4%
January 2026	1,943	1,739	+11.7%
February 2026	**1,942**	**1,879**	**+3.4%**
12-Month Avg*	2,095	1,674	+25.1%

* Homes for Sale for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

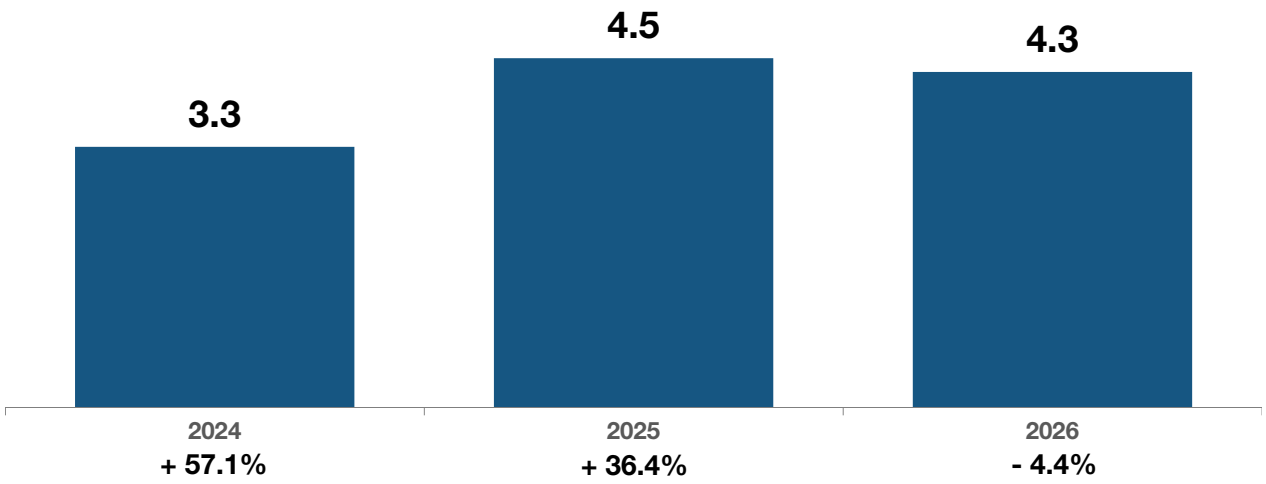
Historical Inventory of Homes for Sale by Month



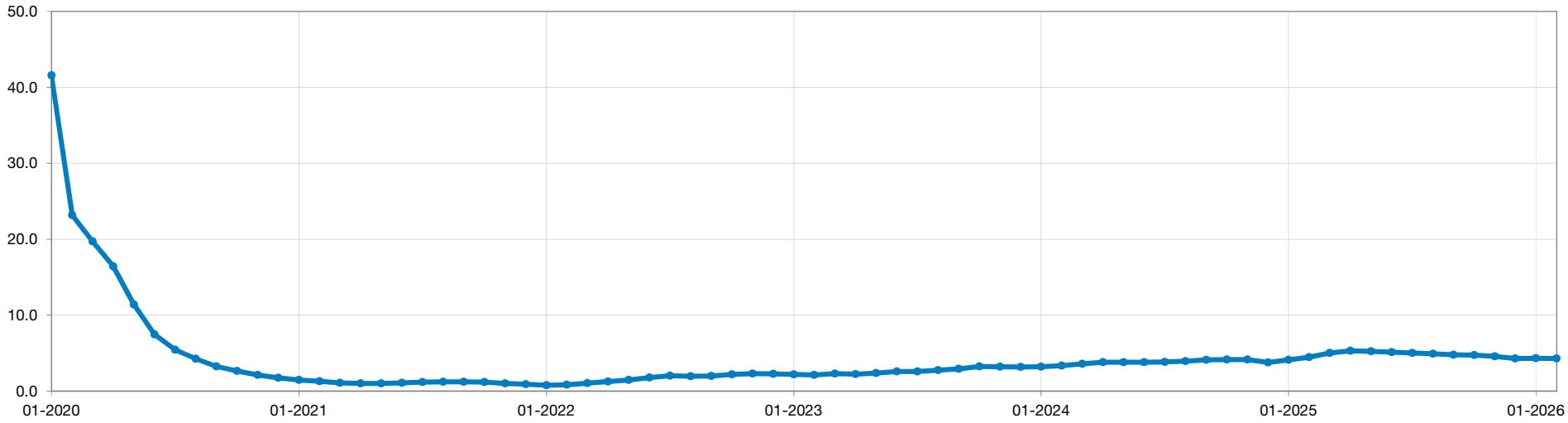
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

February



Months Supply		Prior Year	Percent Change
March 2025	5.0	3.6	+38.9%
April 2025	5.3	3.8	+39.5%
May 2025	5.2	3.8	+36.8%
June 2025	5.1	3.8	+34.2%
July 2025	5.0	3.8	+31.6%
August 2025	4.9	3.9	+25.6%
September 2025	4.8	4.1	+17.1%
October 2025	4.8	4.1	+17.1%
November 2025	4.6	4.2	+9.5%
December 2025	4.3	3.8	+13.2%
January 2026	4.3	4.1	+4.9%
February 2026	**4.3**	**4.5**	**-4.4%**
12-Month Avg*	4.8	4.0	+20.0%

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month