# Local Market Update – September 2026

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

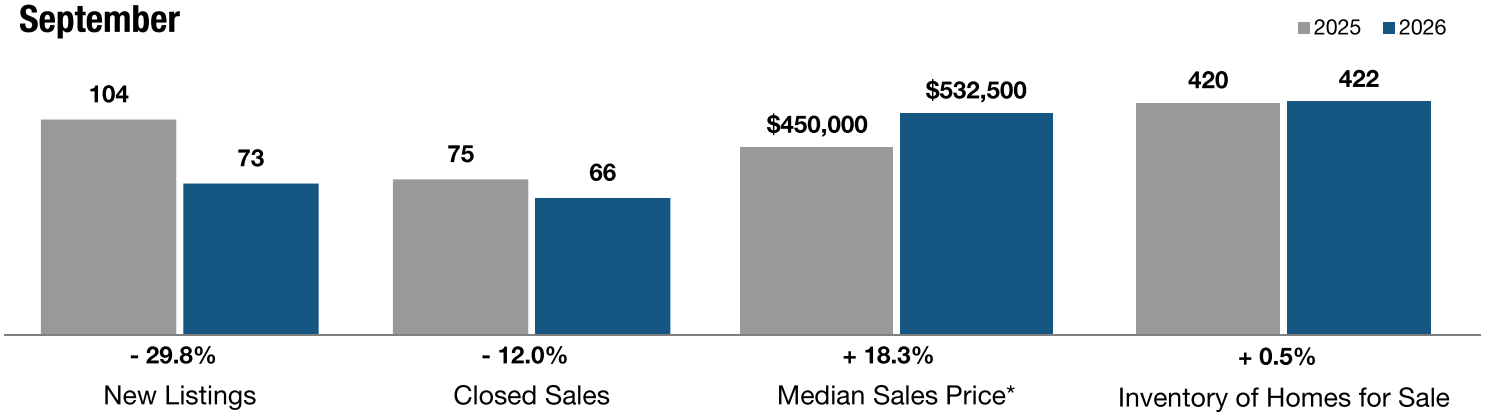
# Hilton Head Totals

Condos / Villas Only

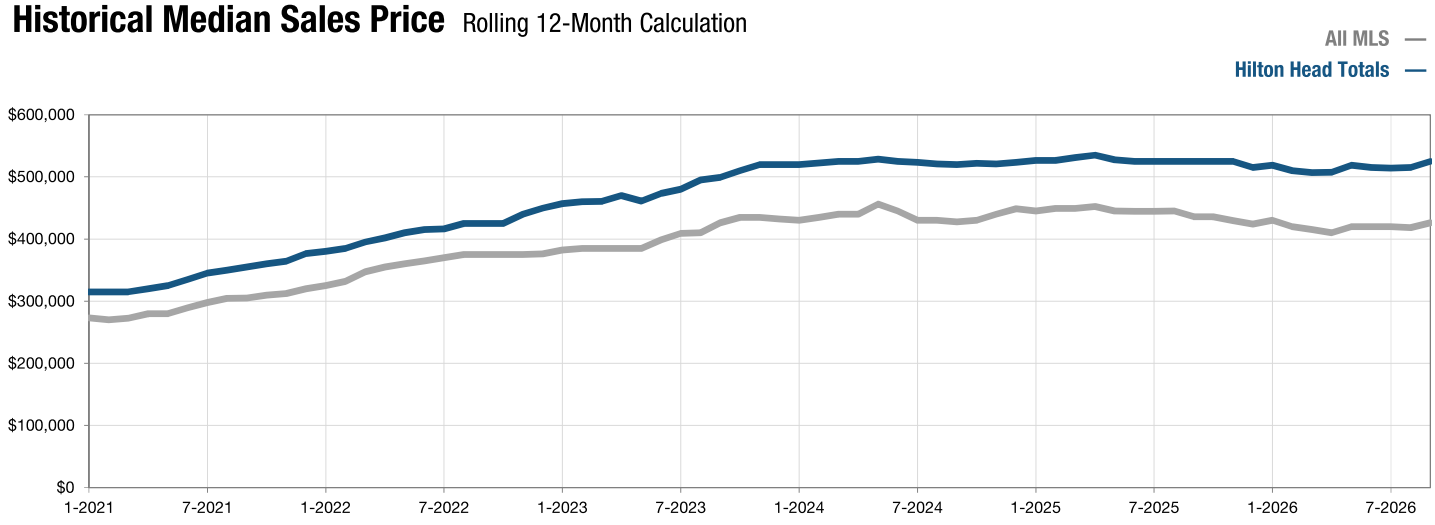
| | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **2025** | **2026** | Percent Change |
| New Listings | 104 | **73** | - 29.8% | 1,053 | **989** | - 6.1% |
| Closed Sales | 75 | **66** | - 12.0% | 677 | **660** | - 2.5% |
| Median Sales Price* | $450,000 | **$532,500** | + 18.3% | $520,000 | **$525,000** | + 1.0% |
| Percent of List Price Received* | 95.9% | **96.2%** | + 0.3% | 96.4% | **96.4%** | - 0.0% |
| Days on Market Until Sale | 123 | **108** | - 11.9% | 89 | **129** | + 44.4% |
| Inventory of Homes for Sale | 420 | **422** | + 0.5% | -- | **--** | -- |

* 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.

## September




## Historical Median Sales Price Rolling 12-Month Calculation

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