Local Market Update – May 2026

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

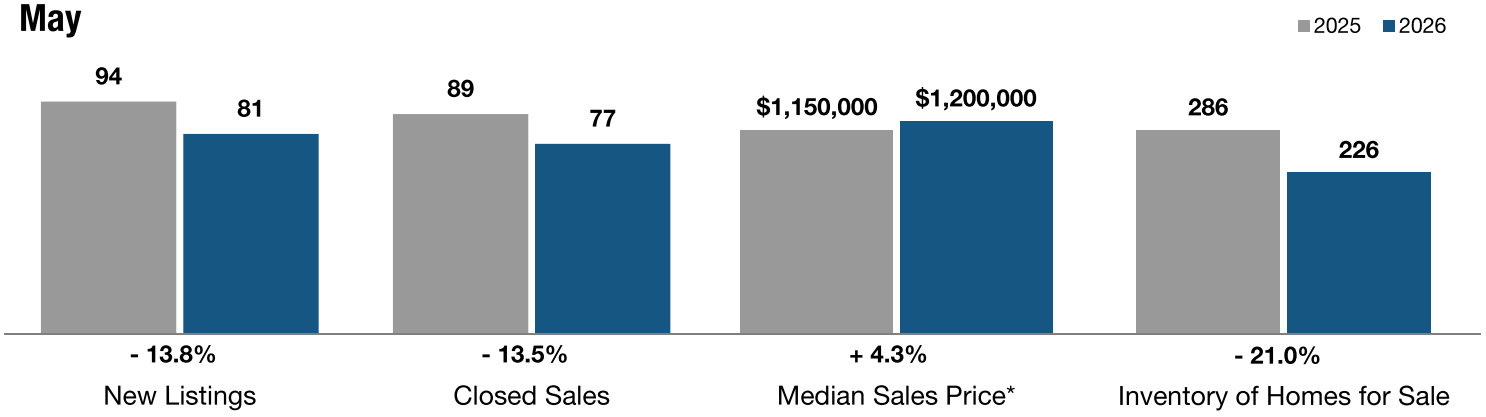
Hilton Head Totals

Detached Homes Only

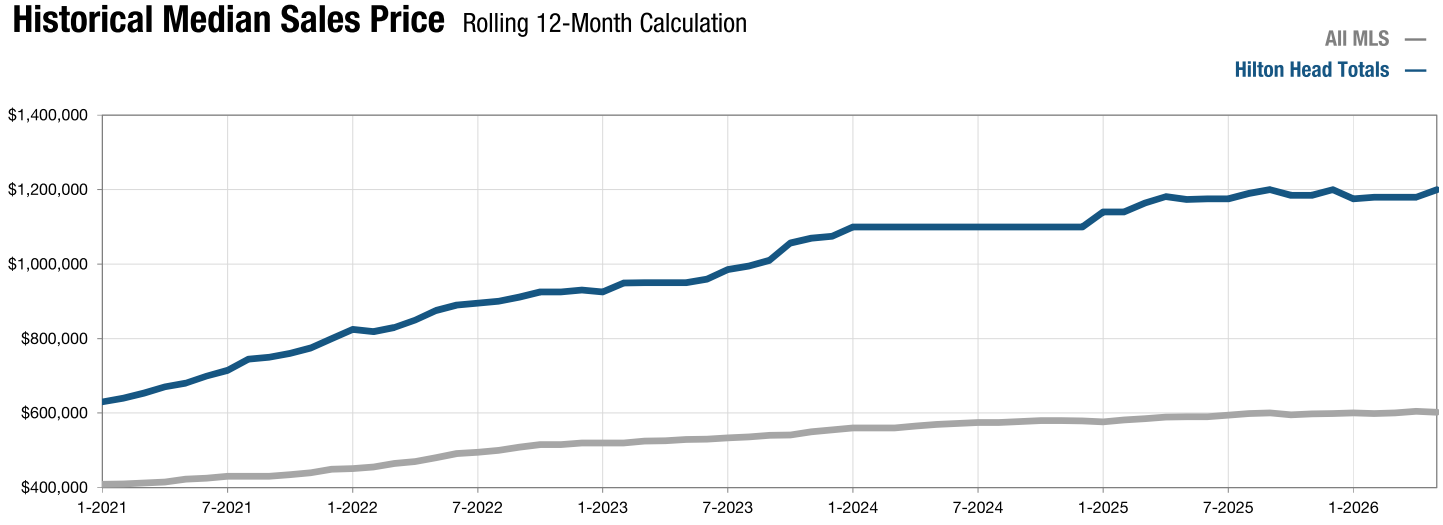
	May			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	94	**81**	- 13.8%	540	**486**	- 10.0%
Closed Sales	89	**77**	- 13.5%	384	**389**	+ 1.3%
Median Sales Price*	$1,150,000	**$1,200,000**	+ 4.3%	$1,200,000	**$1,200,000**	0.0%
Percent of List Price Received*	96.5%	**96.7%**	+ 0.2%	96.8%	**96.2%**	- 0.6%
Days on Market Until Sale	48	**109**	+ 125.8%	53	**111**	+ 107.3%
Inventory of Homes for Sale	286	**226**	- 21.0%	--	**--**	--

* 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.

May



Historical Median Sales Price Rolling 12-Month Calculation



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