Local Market Update – February 2026

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

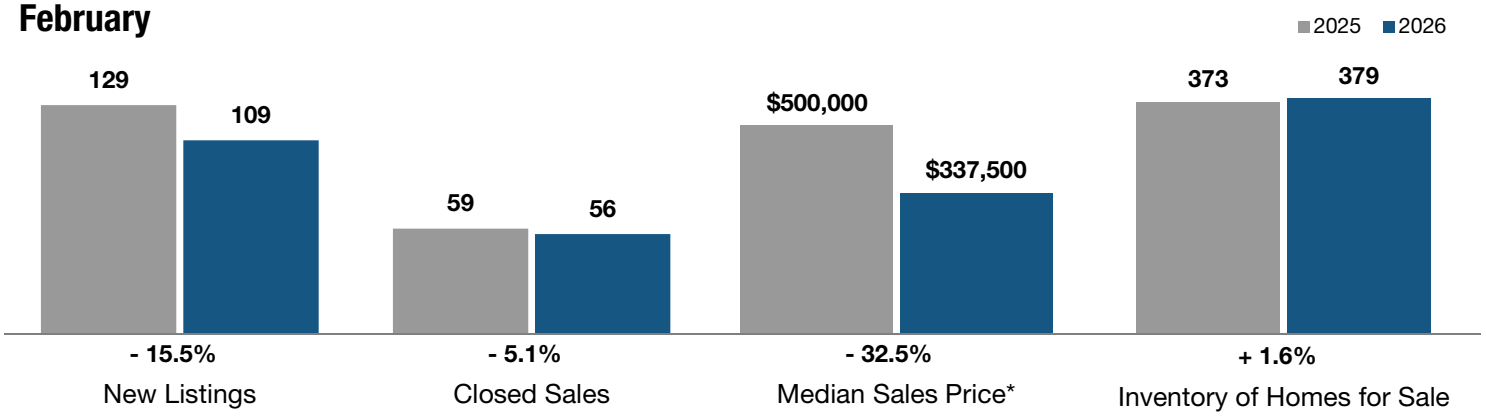
Hilton Head Totals

Condos / Villas Only

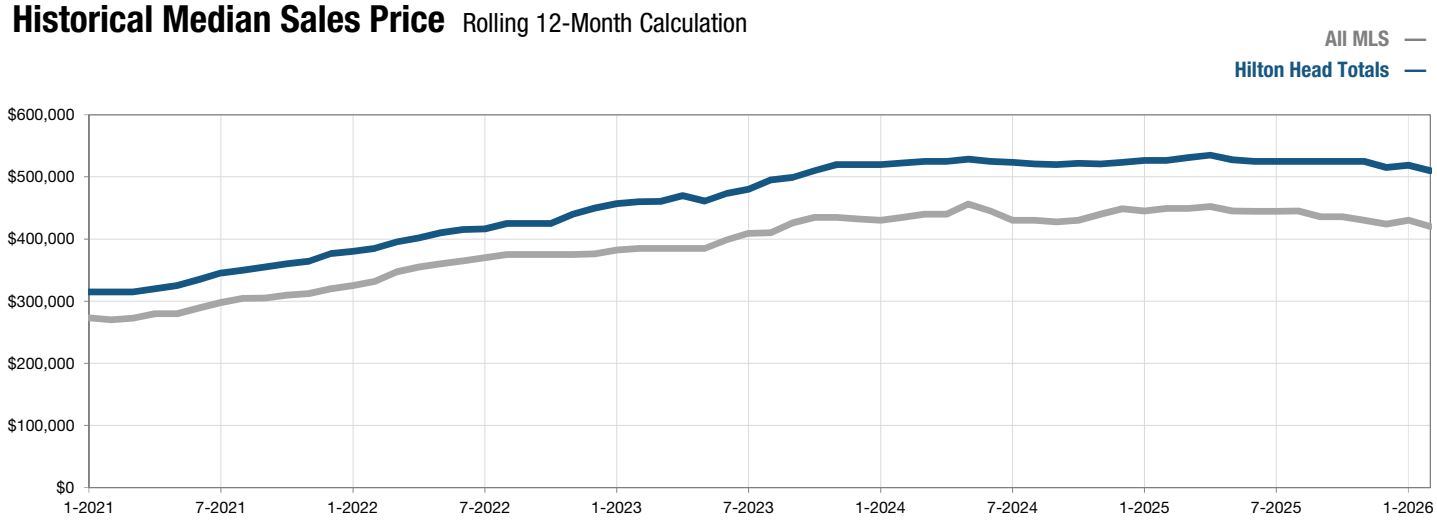
	February			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	129	**109**	- 15.5%	249	**237**	- 4.8%
Closed Sales	59	**56**	- 5.1%	119	**106**	- 10.9%
Median Sales Price*	$500,000	**$337,500**	- 32.5%	$545,000	**$480,000**	- 11.9%
Percent of List Price Received*	96.8%	**95.5%**	- 1.3%	96.5%	**96.0%**	- 0.5%
Days on Market Until Sale	75	**120**	+ 59.0%	83	**124**	+ 48.7%
Inventory of Homes for Sale	373	**379**	+ 1.6%	--	**--**	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation



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