Local Market Update – February 2026

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

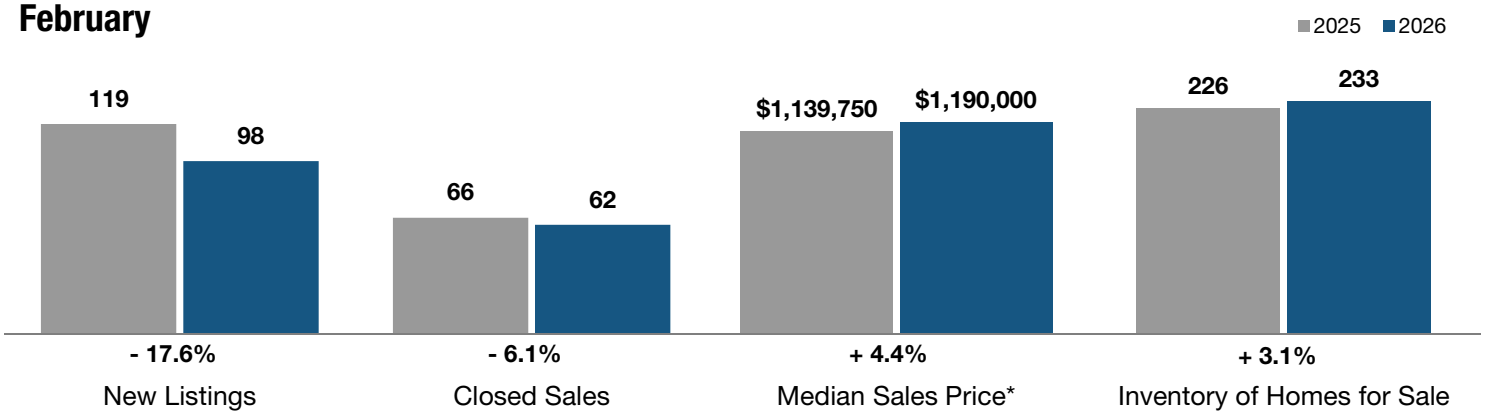
Hilton Head Totals

Detached Homes Only

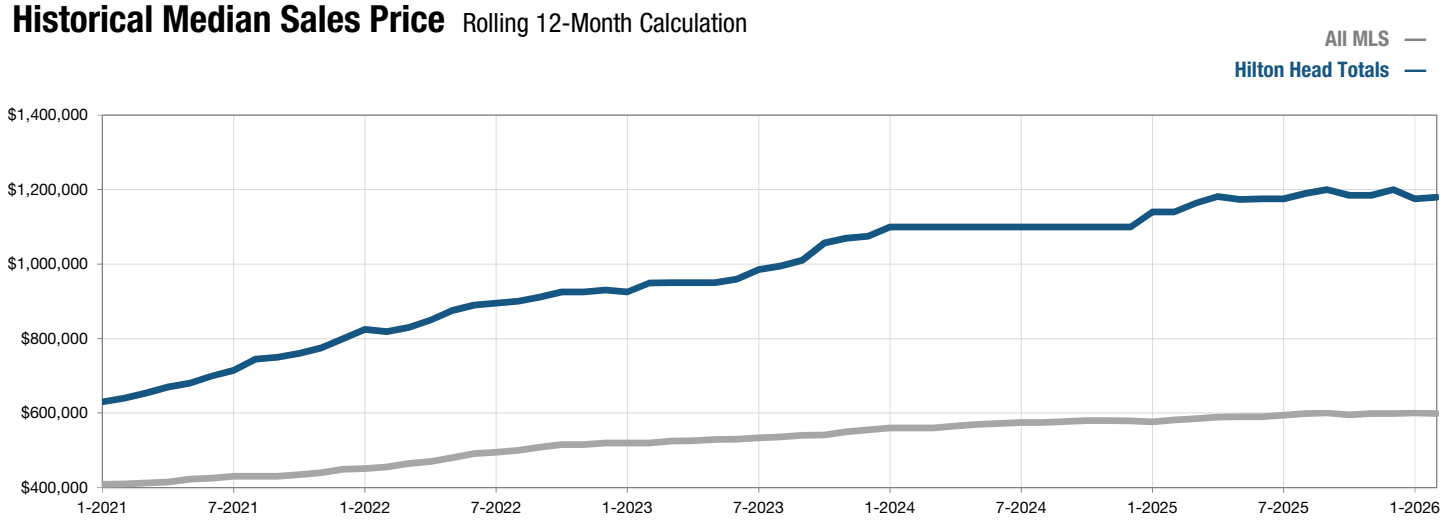
	February			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	119	**98**	- 17.6%	204	**197**	- 3.4%
Closed Sales	66	**62**	- 6.1%	133	**140**	+ 5.3%
Median Sales Price*	$1,139,750	**$1,190,000**	+ 4.4%	$1,275,000	**$1,152,500**	- 9.6%
Percent of List Price Received*	96.8%	**95.9%**	- 0.9%	97.0%	**95.7%**	- 1.4%
Days on Market Until Sale	46	**107**	+ 133.5%	54	**116**	+ 114.9%
Inventory of Homes for Sale	226	**233**	+ 3.1%	--	**--**	--

* 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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