Local Market Update – September 2026

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

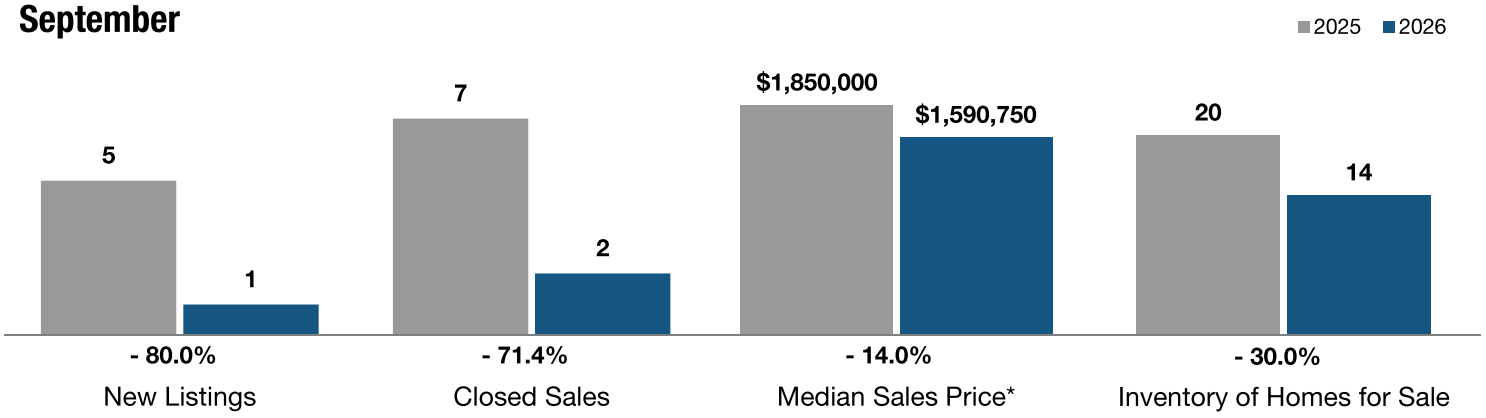
Palmetto Dunes

Detached Homes Only

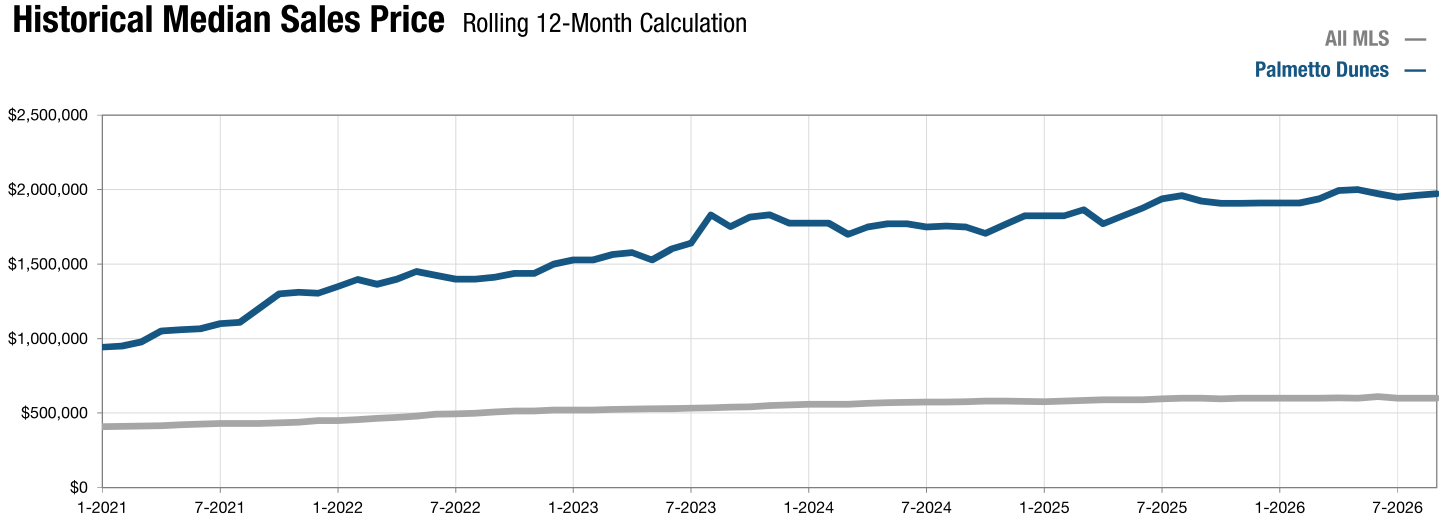
	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	5	**1**	- 80.0%	51	**41**	- 19.6%
Closed Sales	7	**2**	- 71.4%	47	**38**	- 19.1%
Median Sales Price*	$1,850,000	**$1,590,750**	- 14.0%	$1,895,000	**$1,961,250**	+ 3.5%
Percent of List Price Received*	94.8%	**99.4%**	+ 4.9%	96.0%	**95.5%**	- 0.6%
Days on Market Until Sale	145	**65**	- 55.6%	86	**130**	+ 51.7%
Inventory of Homes for Sale	20	**14**	- 30.0%	--	**--**	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation



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