Local Market Update – October 2026

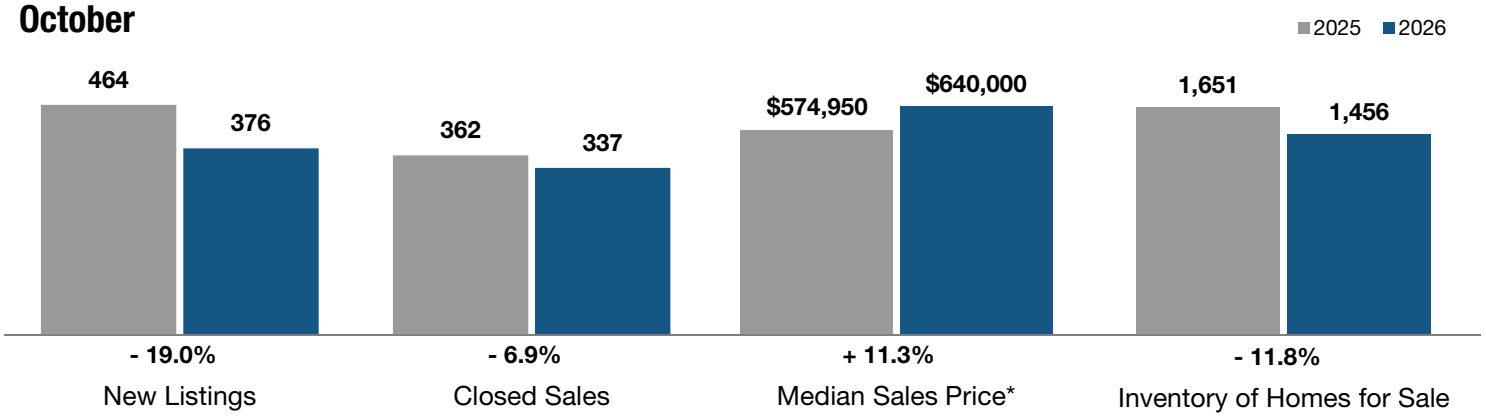
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®

Southern Beaufort County

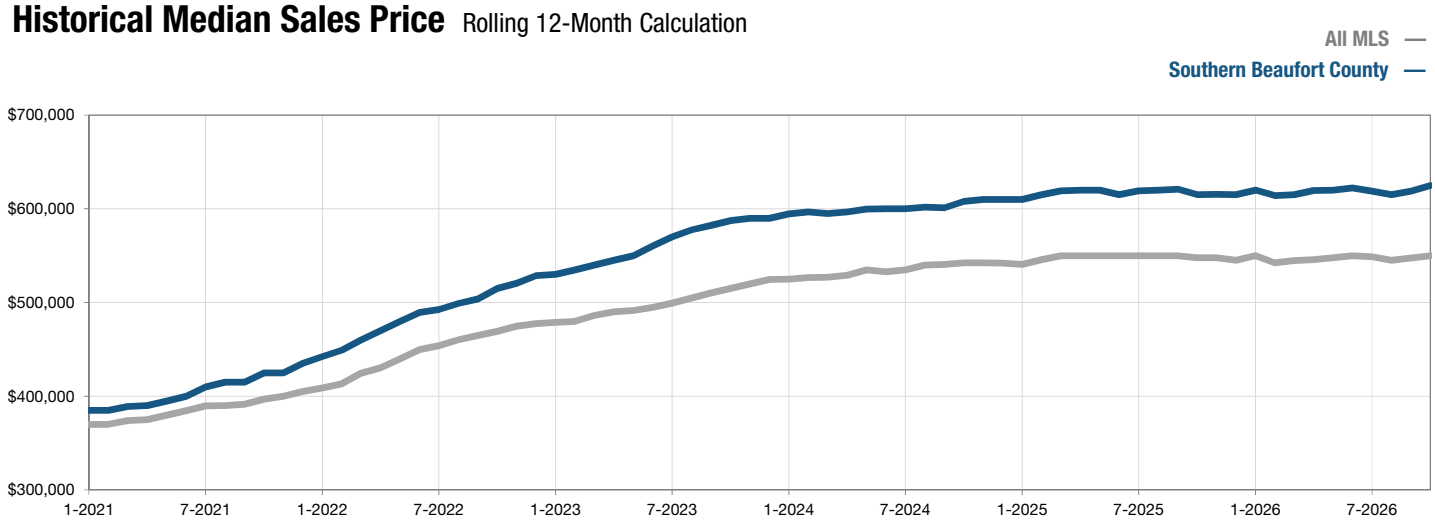
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	464	**376**	- 19.0%	5,090	**4,576**	- 10.1%
Closed Sales	362	**337**	- 6.9%	3,543	**3,591**	+ 1.4%
Median Sales Price*	$574,950	**$640,000**	+ 11.3%	$617,500	**$625,000**	+ 1.2%
Percent of List Price Received*	96.5%	**96.6%**	+ 0.1%	96.9%	**96.8%**	- 0.1%
Days on Market Until Sale	129	**128**	- 0.8%	88	**130**	+ 47.7%
Inventory of Homes for Sale	1,651	**1,456**	- 11.8%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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