

Hilton Head Island 29926

ZIP code · SC · South Carolina > Beaufort County > Hilton Head Island

SELLER'S MARKET

\$825K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

686

SALES (12 MO)

\$783K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



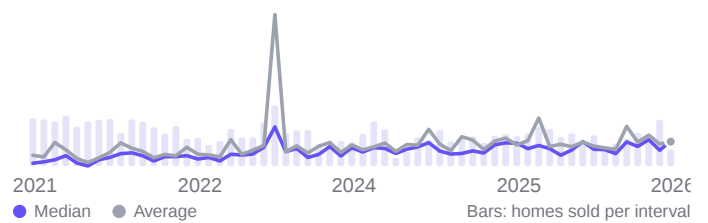
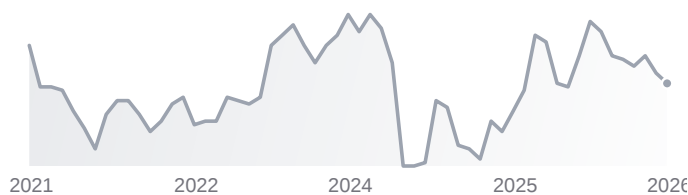
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$875K · Average \$861K

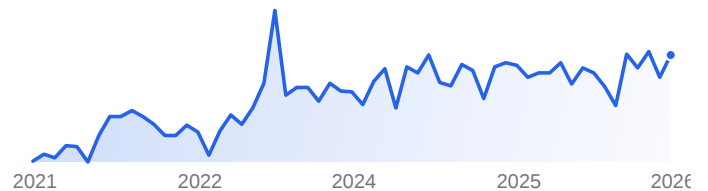
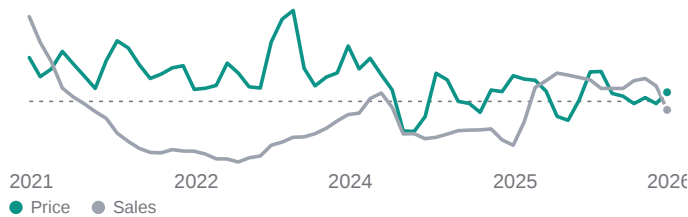


Growth (year over year)

Price +5.3% · Sales -4.9%

Price per square foot

\$372/ft²

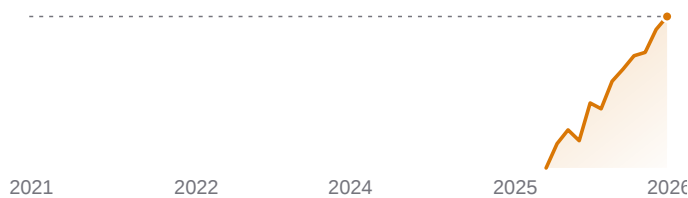


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

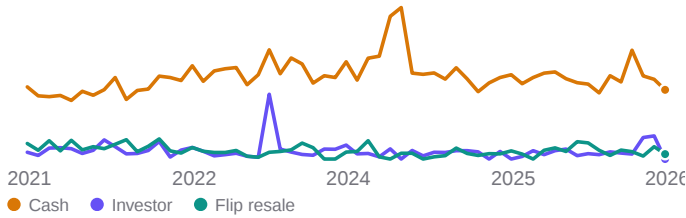
5.0%



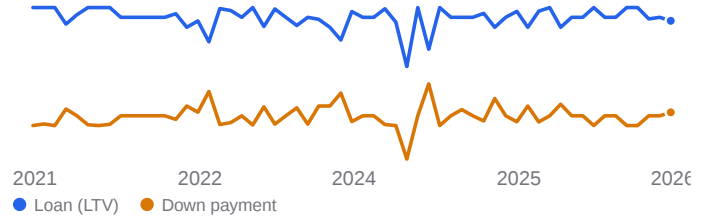
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 0% · Flip resale 3.0%

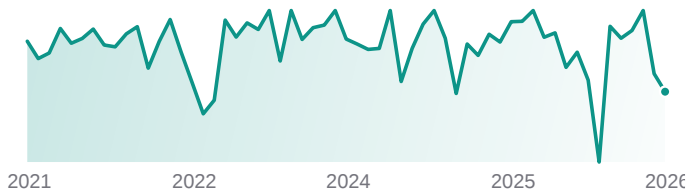


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



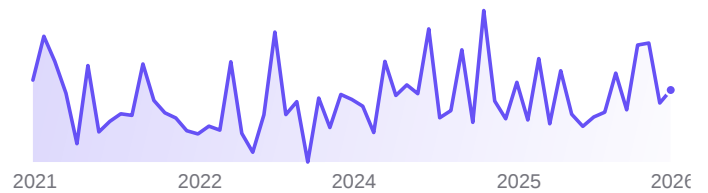
Sellers who sold at a gain

86%



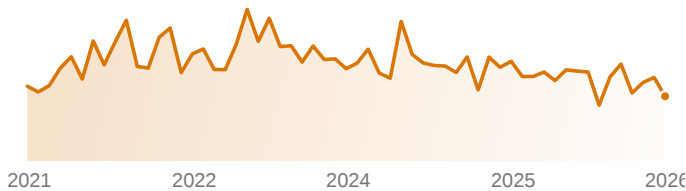
Typical hold before selling

5.9 yrs



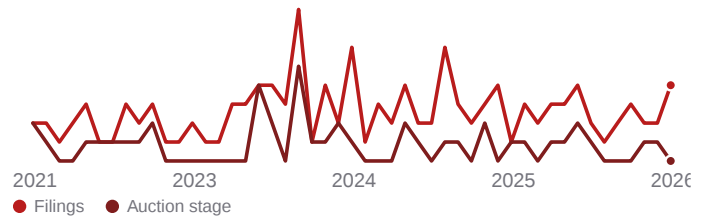
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	13,656
Median value (AVM)	\$783K
Median size	2,185 ft²
Median bedrooms	3
Median year built	1994
Single family	65%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.8%
Owner occupied	63%
Company owned	21%
Median loan-to-value	29%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	25,391
Density	649 / mi²
Median household income	\$109K
Average household income	\$128K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	120
Homes occupied	88%
Bachelor's or higher	30%
Poverty rate	8.8%
Unemployment	1.0%
Average temp	66°F
Annual precip	54 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.