eXp REALTY | LUXURY

SEPTEMBER 2026

LOWCOUNTRY MARKET REPORT

Beaufort · Bluffton · Hilton Head Island



Loni Lueke · eXp Realty
Authentic, Professional, German by Nature, Local by Choice.



IN THIS EDITION

MAIN MARKETS
Beaufort · Bluffton · Hilton Head Island

COMMUNITY PAGES
Gated communities and just beyond Bluffton

LOCAL DETAIL
Each community report stays separate—no blended average

Data current October 10, 2026 · Sources on page 2 · Market statistics are not an appraisal, forecast, or promise of timing.
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Data & Sources

Where the market numbers come from.

One clear explanation for the entire report.

BEAUFORT AREA + HARDEEVILLE

Lowcountry Regional MLS (LRMLS)

This is the local MLS formerly known as the Beaufort MLS. It provides the Beaufort-area and Hardeeville figures in this report.

BLUFFTON + HILTON HEAD ISLAND

REsides, Inc.

This MLS provides the Bluffton and Hilton Head Island local market reports used in this report.

How to read the pages

KEEP EACH PAGE LOCAL
Read the numbers inside the location named on that page.

COMMUNITY TABLES
Each community has its own line. A dash means no September sale.

MONTHLY MEDIANS
A median can move with the mix of homes sold; it is not a value estimate.



Beaufort Area

September activity was mixed.

September 2026 compared with September 2025

MEDIAN SALES PRICE

$ 465,000 +11.1%

CLOSED SALES

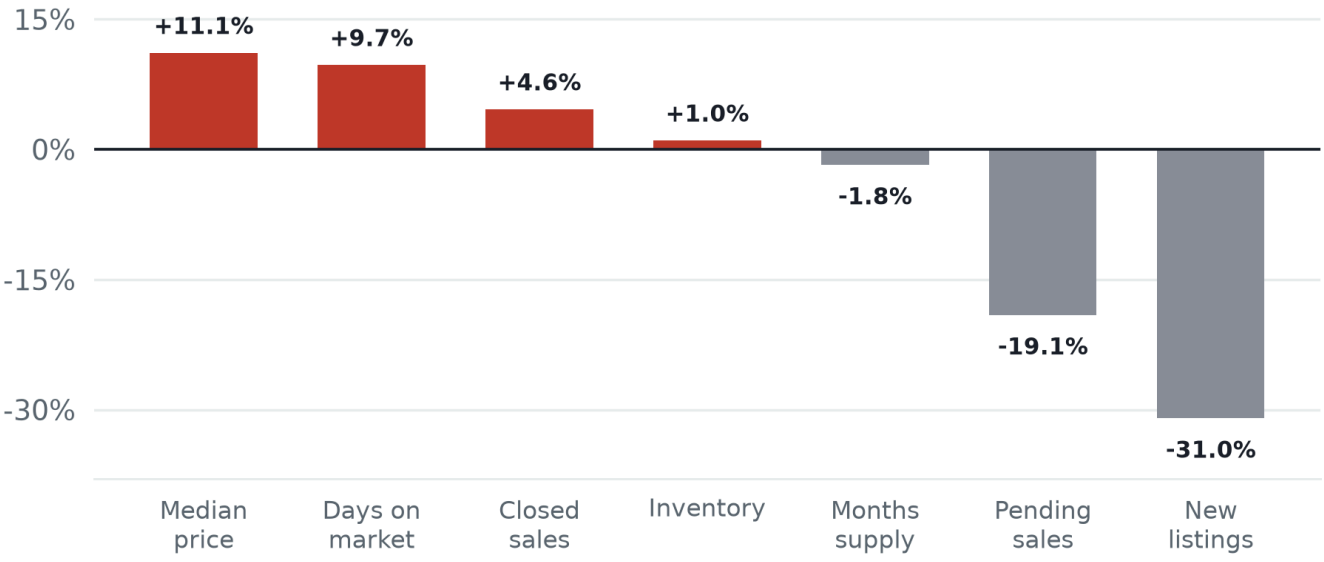
251 +4.6%

HOMES FOR SALE

1,359 +1.0%

DAYS ON MARKET

136 +9.7%



WHAT SEPTEMBER SHOWED

Closed sales were higher, while new listings and pending sales were lower. The month had different signals rather than one clear direction.

SUPPLY CONTEXT

Single-family supply was 5.1 months. Condo supply was 7.1 months. Those property types can move differently, which is why the report does not treat them as one market.

A QUICK READING NOTE

The median sales price describes the middle September sale. It is not a value estimate for every Beaufort property.

Bluffton General

Inventory and new listings were lower.

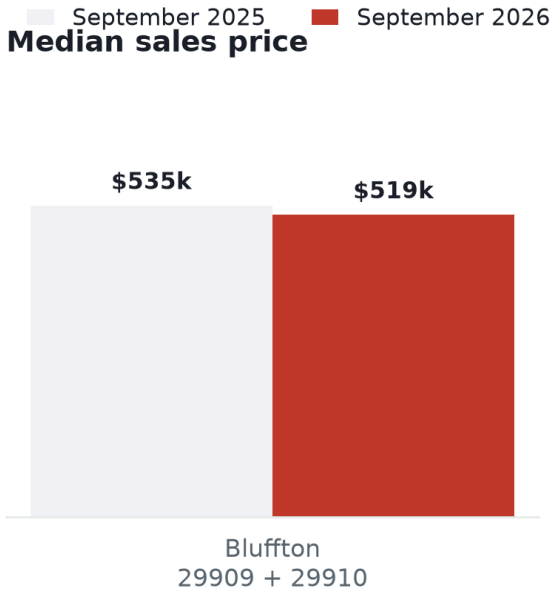
ZIP codes 29909 + 29910 · September 2026 compared with September 2025

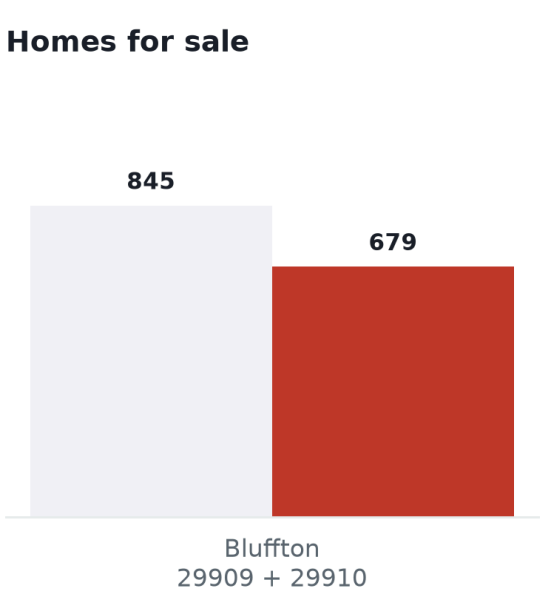
MEDIAN SALES PRICE
$ 519,145 -3.0%

CLOSED SALES
188 -6.0%

HOMES FOR SALE
679 -19.6%

DAYS ON MARKET
123 -2.4%





September 2026. Inventory is a point-in-time count.

SEPTEMBER READING

New listings were 168, down 45.6%. Homes for sale were 679, down 19.6%. Closed sales were 188, down 6.0%.

WHAT THE PRICE MEANS

The September median was $ 519,145, down 3.0%. A median is the middle sale for the month, not a value estimate for every Bluffton home.

A QUICK READING NOTE

The next page keeps every Bluffton community separate; it does not create a blended average.

Hilton Head Island

Detached homes and condos/villas were different markets.

September 2026 compared with September 2025

DETACHED · MEDIAN PRICE

$ 1,300,000 +0.2%

DETACHED · HOMES FOR SALE

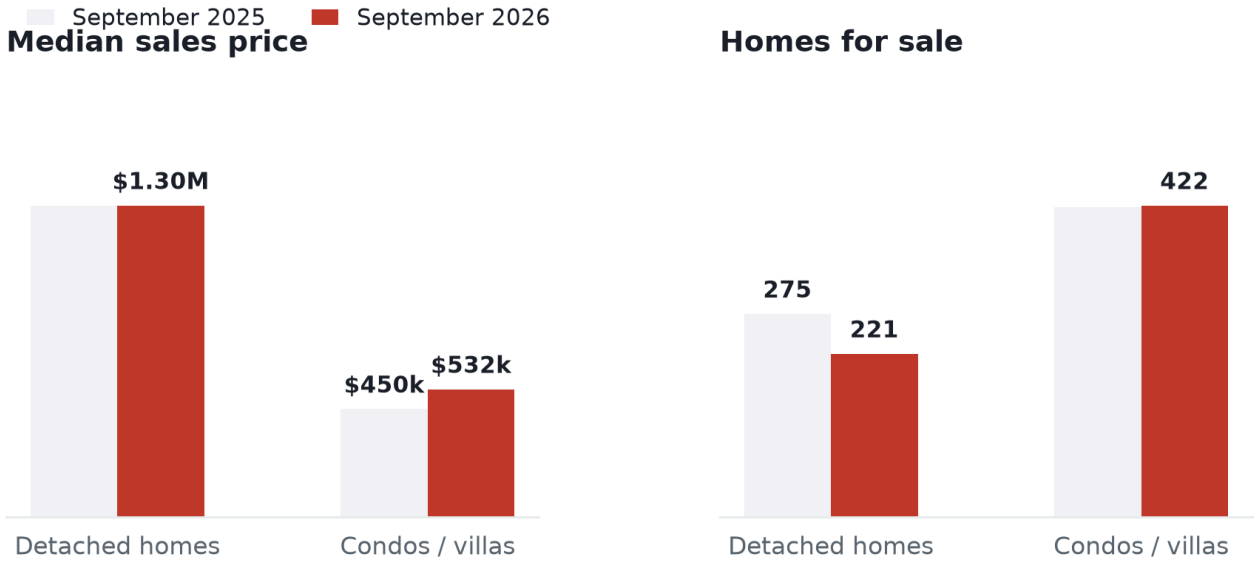
221 -19.6%

CONDOS / VILLAS · MEDIAN PRICE

$ 532,500 +18.3%

CONDOS / VILLAS · HOMES FOR SALE

422 +0.5%



Hilton Head Island local market updates · September 2026.

DETACHED HOMES

New listings were 75 and closed sales were 69. The median price was nearly unchanged from one year earlier.

CONDOS / VILLAS

New listings were 73 and closed sales were 66. The September median price was higher, but the sold mix can influence a monthly median.

WHY THE TWO CATEGORIES STAY SEPARATE

Detached homes and condos/villas have different price ranges, buyers, and inventory.

Bluffton Gated Communities

Eleven local communities, one clear view.

September 2026 · Closed sales, median sales price, and homes for sale

Community	Sales	Median	For Sale
Belfair	4	$1.56M	12
Berkeley Hall	4	$1.13M	14
Callawassie Island	3	$865k	33
Colleton River	0	—	9
Hampton Hall	6	$966k	12
Hampton Lake	12	$1M	15
Moss Creek	6	$1.10M	17
Oldfield	7	$1.10M	20
Palmetto Bluff	9	$2.73M	39
Rose Hill	7	$890k	16
Spring Island	1	$2.68M	10

September 2026. A dash means no September sale, so a monthly median price is not available.

WHAT THIS PAGE DOES

All 11 selected Bluffton gated communities are listed once. They are shown alphabetically, without separating them into luxury and non-luxury categories.

HOW TO READ A COMMUNITY LINE

Sales show the actual number of September closings. A monthly median price is shown only where at least one September sale was reported.

A QUICK READING NOTE

A community with one or two sales can move quickly from month to month. The table is a current snapshot, not a price or timing forecast.

Hilton Head Island Gated Communities

Nine local communities, one clear view.

September 2026 · Closed sales, median sales price, and homes for sale

Community	Sales	Median	For Sale
Hilton Head Plantation	**18**	$964k	38
Palmetto Dunes	**2**	$1.59M	14
Palmetto Hall	**1**	$994k	4
Sea Pines	**17**	$2M	39
Shipyard	**1**	$2.55M	1
Indigo Run	**3**	$1.13M	8
Port Royal	**8**	$1.68M	21
Long Cove	**3**	$1.30M	3
Wexford	**2**	$5.79M	9

September 2026. Detached-home report used where a community has both detached and attached reports. A dash means no September sale, so a monthly median price is not available.

THE NINE COMMUNITIES

Hilton Head Plantation, Palmetto Dunes, Palmetto Hall, Sea Pines, Shipyard, Indigo Run, Port Royal, Long Cove, and Wexford.

ONE CONSISTENT VIEW

Where a community has both detached-home and attached/villa reports, this table uses the detached-home report so each community is shown in one consistent way.

A QUICK READING NOTE

A monthly median depends on the homes that sold. With a limited number of sales, the next month can look different without changing the long-term picture.

Hardeeville / Jasper County

Two golf communities, two price positions.

Hilton Head Lakes and Riverton Pointe · September 2026

HARDEEVILLE CONTEXT

The Hardeeville local market update reported a September median sales price of $ 535,000 (+8.1%), 43 closed sales (+38.7%), and 188 homes for sale (+40.3%). The two communities below are separate local reports, not a Jasper County total.

HILTON HEAD LAKES · SALES

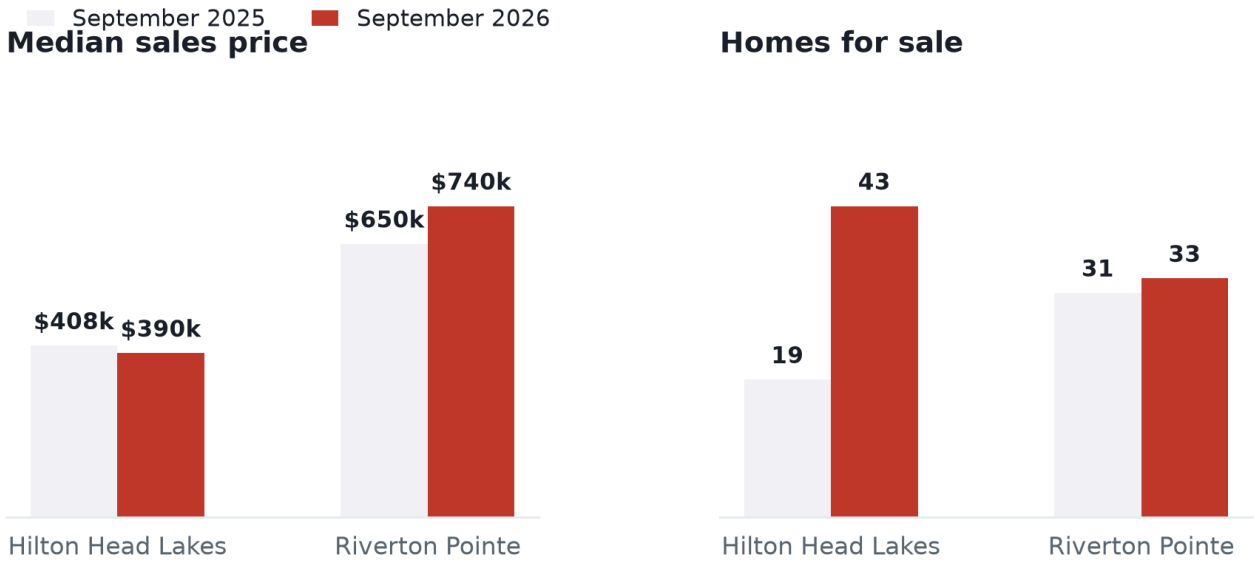
4 +33.3%

Median price: $ 389,995 · 43 homes for sale

RIVERTON POINTE · SALES

7 -12.5%

Median price: $ 740,000 · 33 homes for sale



Hardeeville, Jasper County · September 2026.

TWO DIFFERENT POSITIONS

Hilton Head Lakes reported a lower September median than Riverton Pointe. The table does not say one is better; the fit depends on location, home type, amenities, and priorities.

ONE FOCUSED OUTSIDE-THE-CENTER PAGE

Both are golf communities in Hardeeville, Jasper County. This keeps the report focused on specific local options rather than a broad county page.

Looking Ahead

A little more room to compare—and continued uncertainty.

National headlines are context. Your local market and situation still matter most.

Recent national housing news points in more than one direction. Mortgage rates eased a little late in October, and more homes are available in some parts of the country. This may give some buyers more room to compare.

At the same time, affordability is still difficult for many people. Inflation, future mortgage-rate moves, and the election continue to create uncertainty. These national headlines are not a forecast for Beaufort, Bluffton, Hilton Head Island, or Hardeeville.

We may see more clearly after the election which direction the wider market is taking. In any case, every situation is different. My life principle has always been that there is an opportunity in every individual situation. If you are considering selling or buying, let's look at your individual situation and your best option.



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