#1 of 8: five-year change in the metropolitan house price index (2026 Q2)

Hilton Head leads SC in 5-year home price growth

Source: ALEX Intelligence · Published November 18, 2026

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THE DATA

63.8%

five-year change in the metropolitan house price index (2026 Q2)

Hilton Head Island-Bluffton-Port Royal, SC ranks #1 of 8 South Carolina metros on five-year change in the metropolitan house price index.

This 63.8% increase over five years marks a structural shift in the Lowcountry's housing market. It reflects sustained demand from remote workers, second-home buyers, and long-term investors, all drawn by the area’s natural amenities and perceived stability. The pace far exceeds regional averages and signals deepening affordability constraints.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-hilton-head-hou-fhfa-hpi-growth-5y-msa

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Growth is not just price — it’s access

The 63.8% rise in home prices over five years isn’t merely inflation; it’s a proxy for declining access to ownership. This is not a cyclical spike — it’s a structural narrowing of opportunity for local residents, especially those in essential service roles.

02

The real cost isn’t just the price

While the headline number is 63.8%, the true cost lies in what’s being excluded: the ability to build generational wealth through homeownership. For a region that prides itself on community and stewardship, this growth pattern risks eroding social cohesion. Without policy interventions — such as targeted affordable housing bonds or zoning reforms — the market will continue to prioritize capital gains over resident retention.

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