

# Local Market Update – October 2025

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



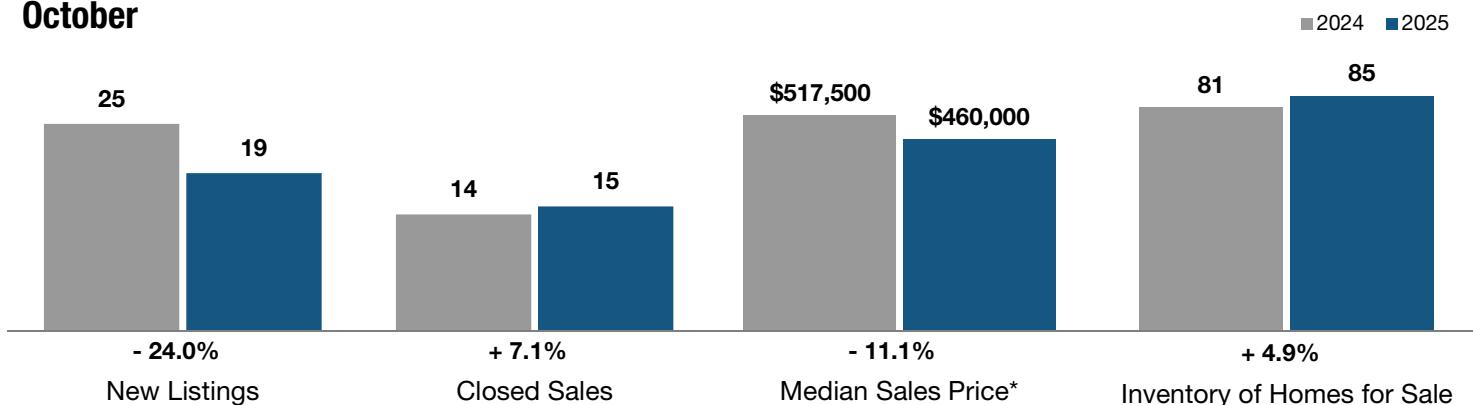
## Forest Beach

Condos / Villas Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	25	19	- 24.0%	225	218	- 3.1%
Closed Sales	14	15	+ 7.1%	150	130	- 13.3%
Median Sales Price*	\$517,500	\$460,000	- 11.1%	\$485,000	\$459,000	- 5.4%
Percent of List Price Received*	97.2%	95.6%	- 1.6%	96.6%	95.8%	- 0.7%
Days on Market Until Sale	112	198	+ 76.4%	72	111	+ 53.8%
Inventory of Homes for Sale	81	85	+ 4.9%	--	--	--

\* 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

