

Local Market Update – December 2025

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



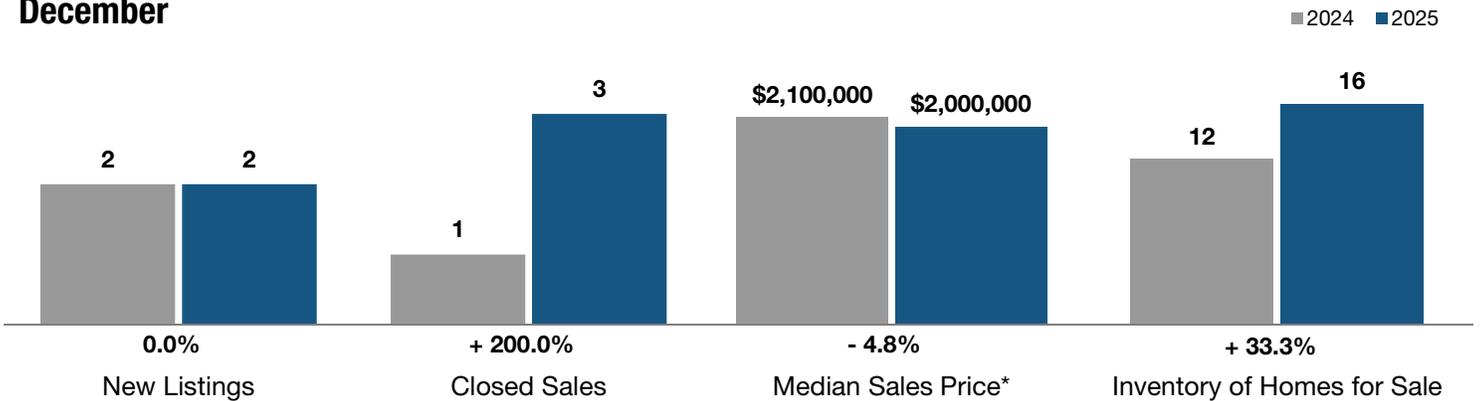
Forest Beach

Detached Homes Only

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	2	0.0%	41	42	+ 2.4%
Closed Sales	1	3	+ 200.0%	29	27	- 6.9%
Median Sales Price*	\$2,100,000	\$2,000,000	- 4.8%	\$1,900,000	\$2,060,000	+ 8.4%
Percent of List Price Received*	95.5%	93.5%	- 2.1%	95.3%	95.2%	- 0.1%
Days on Market Until Sale	113	66	- 41.9%	77	96	+ 24.8%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--

* 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.

December



Historical Median Sales Price Rolling 12-Month Calculation

