

Local Market Update – January 2026

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



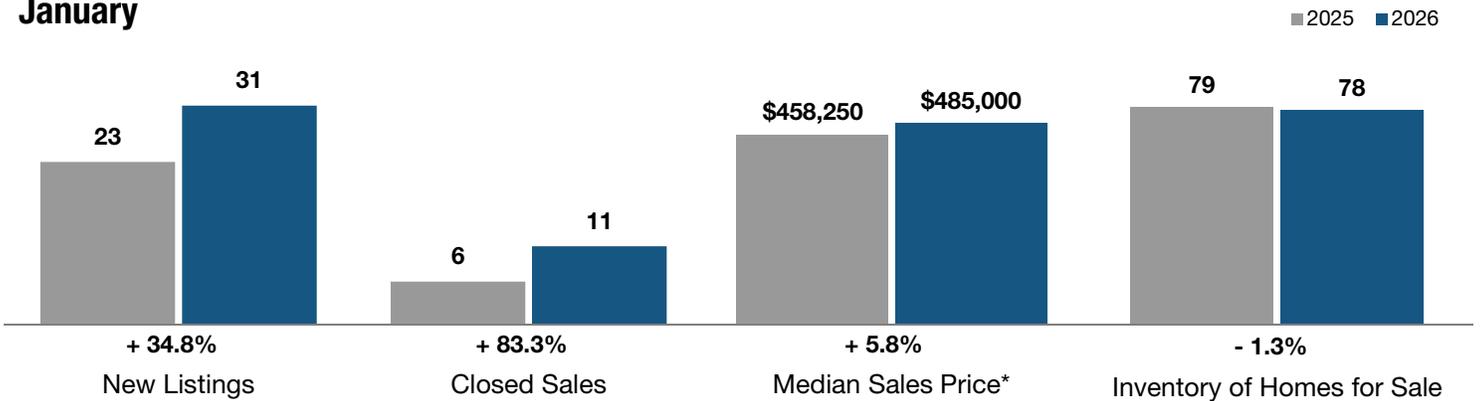
Forest Beach

Condos / Villas Only

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	23	31	+ 34.8%	23	31	+ 34.8%
Closed Sales	6	11	+ 83.3%	6	11	+ 83.3%
Median Sales Price*	\$458,250	\$485,000	+ 5.8%	\$458,250	\$485,000	+ 5.8%
Percent of List Price Received*	95.7%	95.7%	+ 0.0%	95.7%	95.7%	+ 0.0%
Days on Market Until Sale	89	159	+ 78.5%	89	159	+ 78.5%
Inventory of Homes for Sale	79	78	- 1.3%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

