

Local Market Update – June 2026

A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®

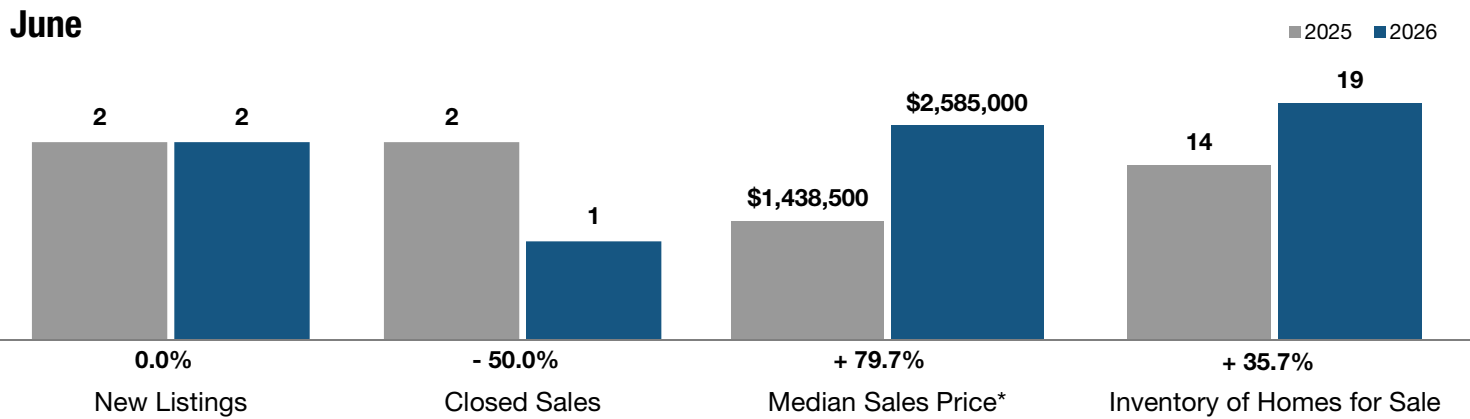


Forest Beach

Detached Homes Only

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	2	2	0.0%	21	25	+ 19.0%
Closed Sales	2	1	- 50.0%	18	12	- 33.3%
Median Sales Price*	\$1,438,500	\$2,585,000	+ 79.7%	\$2,047,500	\$2,037,500	- 0.5%
Percent of List Price Received*	95.7%	97.5%	+ 1.9%	95.9%	93.6%	- 2.4%
Days on Market Until Sale	261	87	- 66.7%	98	194	+ 96.8%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

