

Local Market Update – July 2026

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

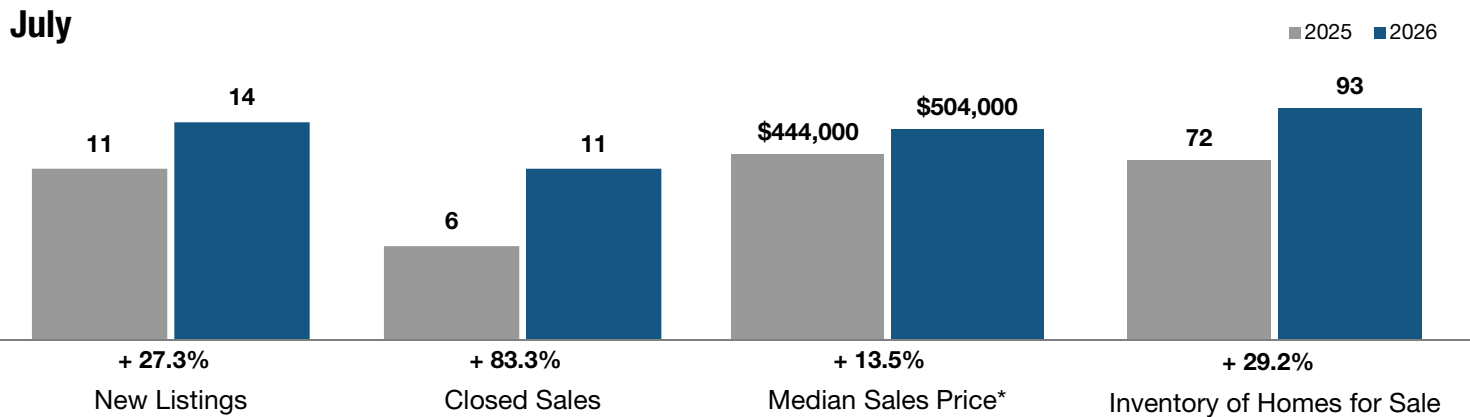


Forest Beach

Condos / Villas Only

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	11	14	+ 27.3%	138	163	+ 18.1%
Closed Sales	6	11	+ 83.3%	86	104	+ 20.9%
Median Sales Price*	\$444,000	\$504,000	+ 13.5%	\$456,500	\$482,500	+ 5.7%
Percent of List Price Received*	96.8%	97.0%	+ 0.2%	95.9%	96.2%	+ 0.3%
Days on Market Until Sale	105	95	- 9.6%	79	135	+ 72.5%
Inventory of Homes for Sale	72	93	+ 29.2%	--	--	--

* 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

