

Local Market Update – July 2026

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

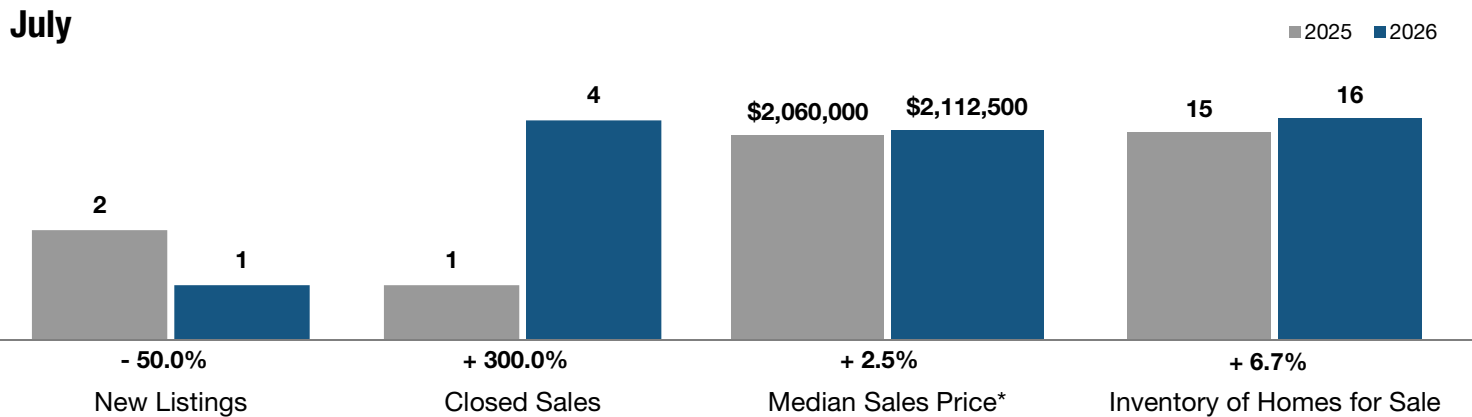


Forest Beach

Detached Homes Only

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	2	1	- 50.0%	23	26	+ 13.0%
Closed Sales	1	4	+ 300.0%	19	16	- 15.8%
Median Sales Price*	\$2,060,000	\$2,112,500	+ 2.5%	\$2,060,000	\$2,037,500	- 1.1%
Percent of List Price Received*	94.6%	96.0%	+ 1.4%	95.8%	94.2%	- 1.7%
Days on Market Until Sale	78	101	+ 29.2%	97	169	+ 73.5%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--

* 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

