

Local Market Update – August 2026

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



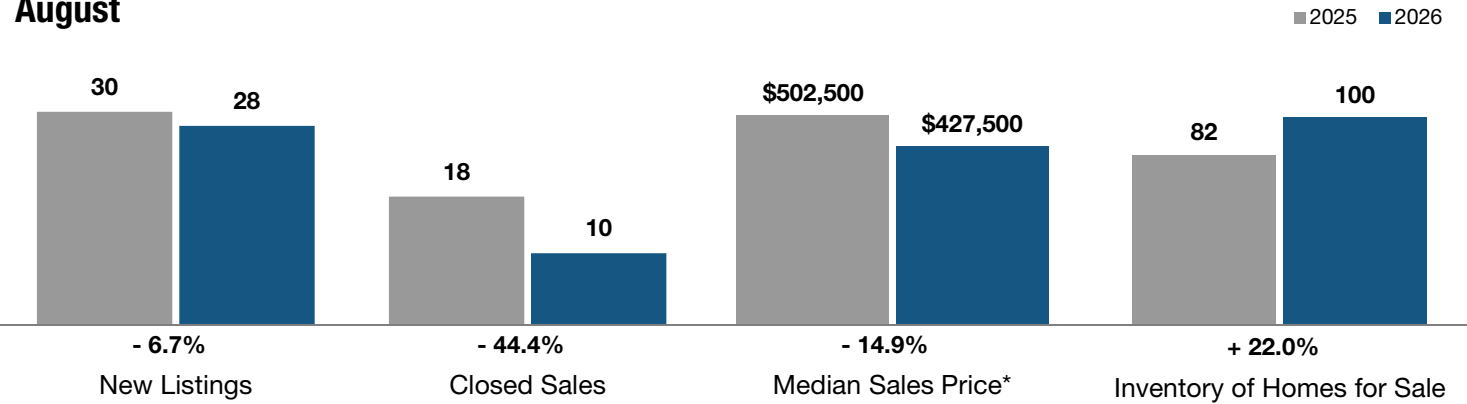
Forest Beach

Condos / Villas Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	30	28	- 6.7%	168	191	+ 13.7%
Closed Sales	18	10	- 44.4%	104	114	+ 9.6%
Median Sales Price*	\$502,500	\$427,500	- 14.9%	\$472,500	\$477,500	+ 1.1%
Percent of List Price Received*	96.7%	96.1%	- 0.6%	96.1%	96.2%	+ 0.2%
Days on Market Until Sale	168	149	- 11.6%	94	137	+ 45.3%
Inventory of Homes for Sale	82	100	+ 22.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

