

Local Market Update – September 2026

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



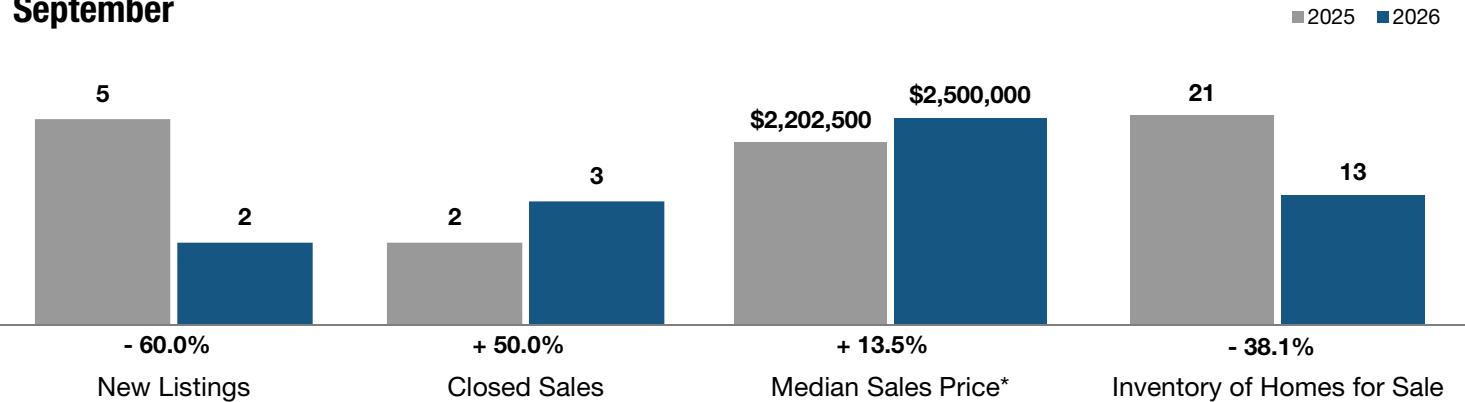
Forest Beach

Detached Homes Only

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	2	- 60.0%	33	30	- 9.1%
Closed Sales	2	3	+ 50.0%	21	21	0.0%
Median Sales Price*	\$2,202,500	\$2,500,000	+ 13.5%	\$2,060,000	\$2,500,000	+ 21.4%
Percent of List Price Received*	95.8%	93.8%	- 2.1%	95.8%	94.3%	- 1.6%
Days on Market Until Sale	109	151	+ 38.8%	98	168	+ 70.1%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--

* 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.

September



Historical Median Sales Price

Rolling 12-Month Calculation

