Local Market Update – October 2026

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

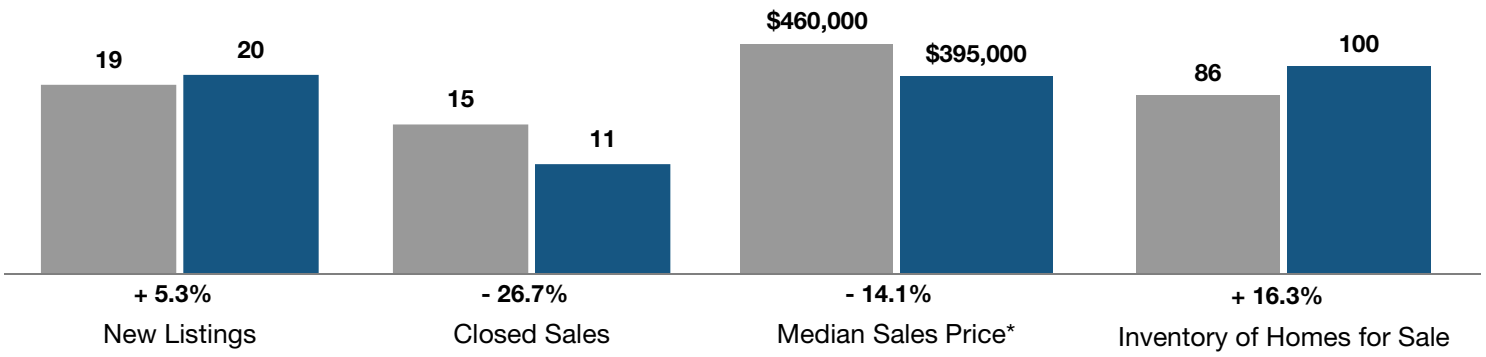
Forest Beach

Condos / Villas Only

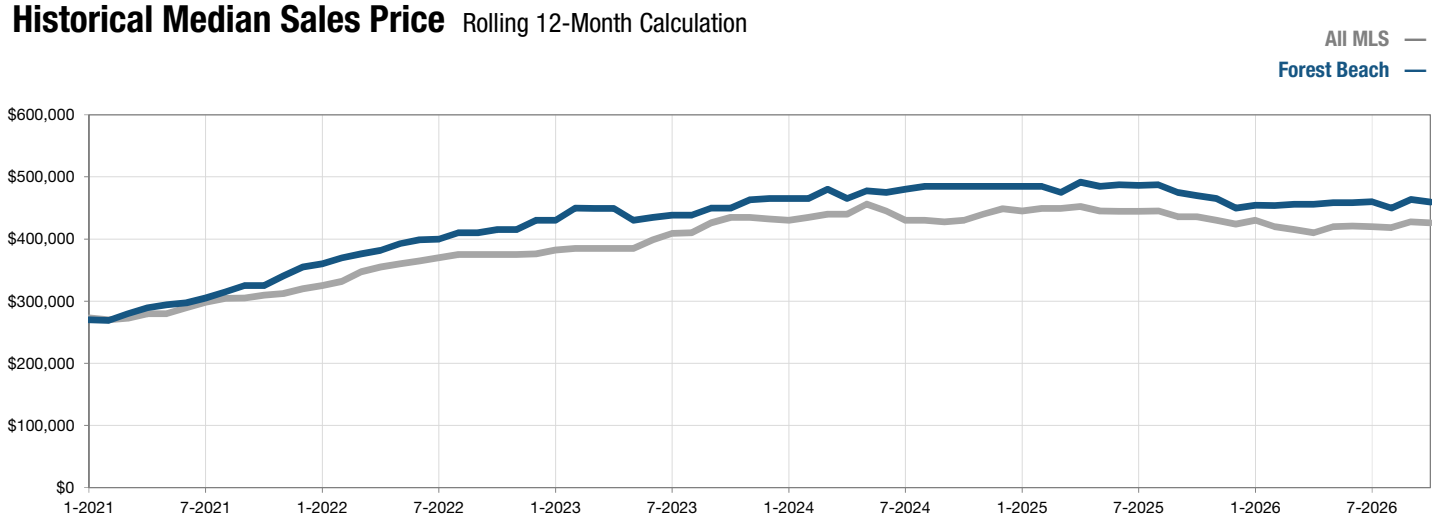
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	19	**20**	+ 5.3%	218	**231**	+ 6.0%
Closed Sales	15	**11**	- 26.7%	130	**145**	+ 11.5%
Median Sales Price*	$460,000	**$395,000**	- 14.1%	$459,000	**$480,000**	+ 4.6%
Percent of List Price Received*	95.6%	**96.7%**	+ 1.1%	95.8%	**96.0%**	+ 0.2%
Days on Market Until Sale	198	**98**	- 50.4%	111	**131**	+ 17.8%
Inventory of Homes for Sale	86	**100**	+ 16.3%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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