

# Local Market Update – September 2025

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



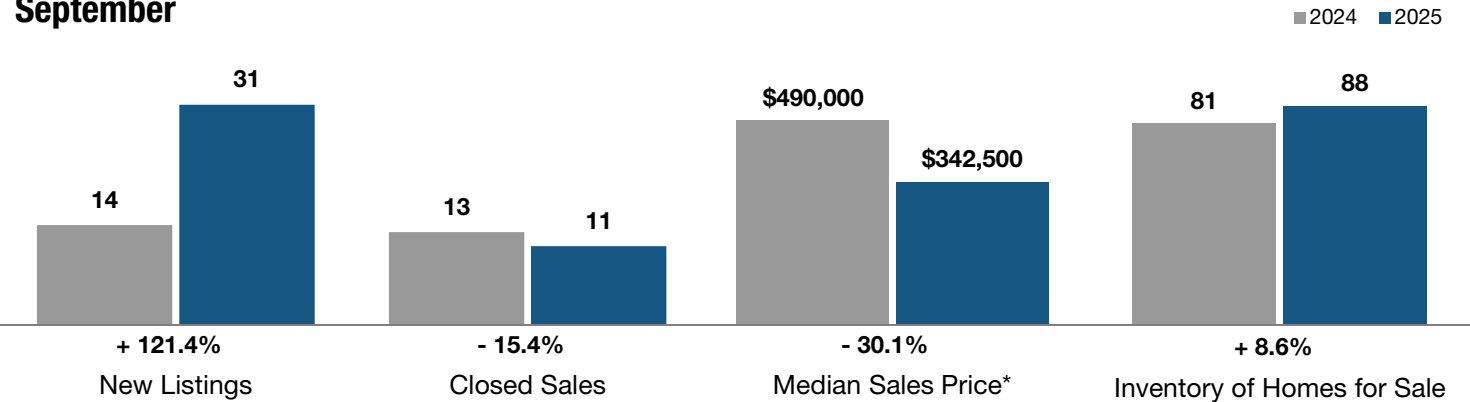
## Forest Beach

Condos / Villas Only

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	14	31	+ 121.4%	200	199	- 0.5%
Closed Sales	13	11	- 15.4%	136	115	- 15.4%
Median Sales Price*	\$490,000	\$342,500	- 30.1%	\$477,500	\$458,000	- 4.1%
Percent of List Price Received*	96.9%	94.2%	- 2.8%	96.5%	95.9%	- 0.6%
Days on Market Until Sale	78	159	+ 102.8%	68	100	+ 47.5%
Inventory of Homes for Sale	81	88	+ 8.6%	--	--	--

\* 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

