

# Local Market Update – September 2025

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



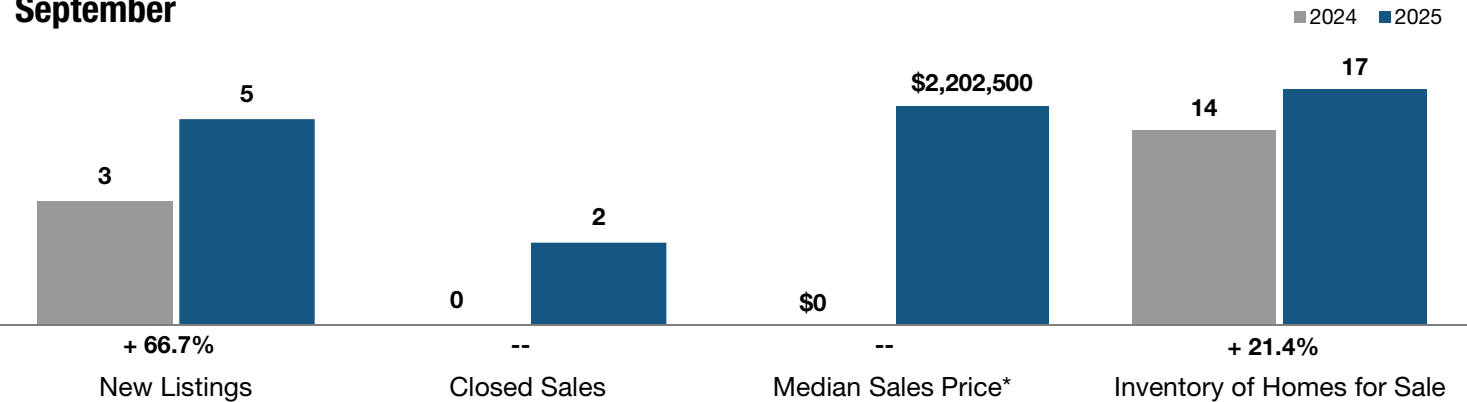
## Forest Beach

Detached Homes Only

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	5	+ 66.7%	35	33	- 5.7%
Closed Sales	0	2	--	23	21	- 8.7%
Median Sales Price*	\$0	\$2,202,500	--	\$1,850,000	\$2,060,000	+ 11.4%
Percent of List Price Received*	0.0%	95.8%	--	95.7%	95.8%	+ 0.2%
Days on Market Until Sale	0	109	--	52	98	+ 87.8%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--

\* 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

