

# Local Market Update – October 2025

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



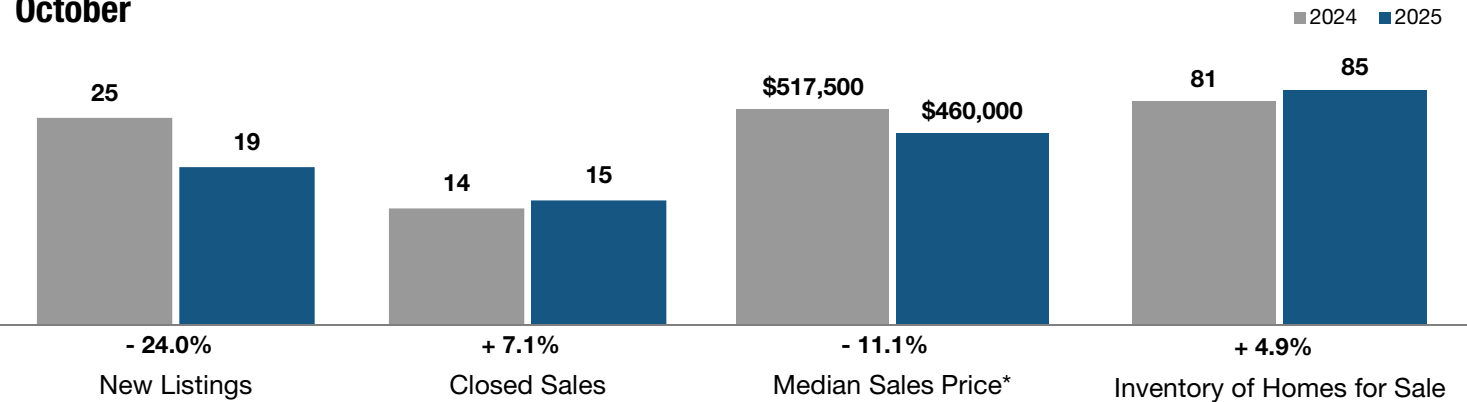
## Forest Beach

Condos / Villas Only

| Key Metrics                     | October   |           |                | Year to Date |           |                |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                 | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                    | 25        | 19        | - 24.0%        | 225          | 218       | - 3.1%         |
| Closed Sales                    | 14        | 15        | + 7.1%         | 150          | 130       | - 13.3%        |
| Median Sales Price*             | \$517,500 | \$460,000 | - 11.1%        | \$485,000    | \$459,000 | - 5.4%         |
| Percent of List Price Received* | 97.2%     | 95.6%     | - 1.6%         | 96.6%        | 95.8%     | - 0.7%         |
| Days on Market Until Sale       | 112       | 198       | + 76.4%        | 72           | 111       | + 53.8%        |
| Inventory of Homes for Sale     | 81        | 85        | + 4.9%         | --           | --        | --             |

\* 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

