

Local Market Update – October 2025

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



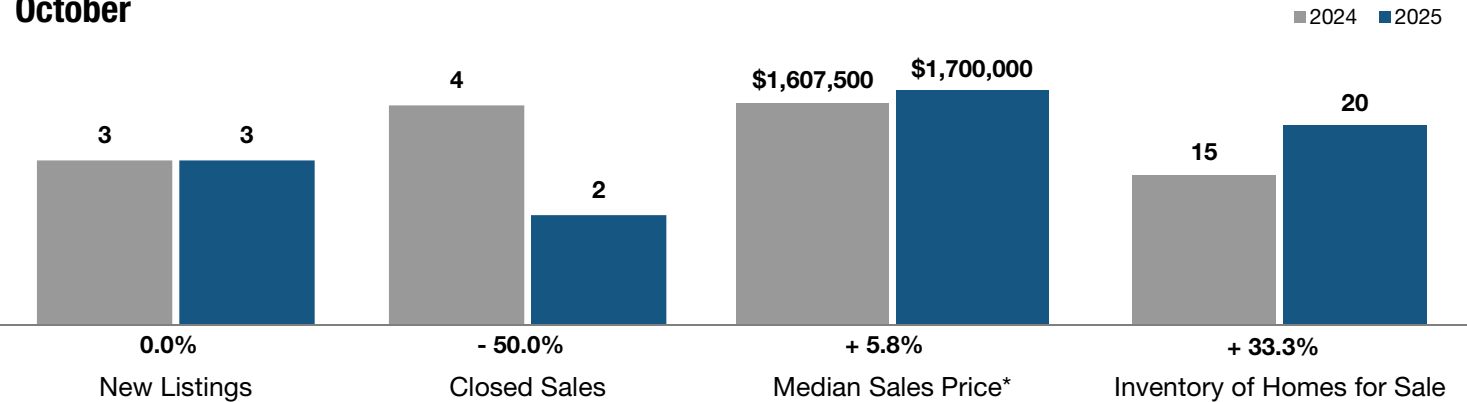
Forest Beach

Detached Homes Only

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	3	0.0%	38	36	- 5.3%
Closed Sales	4	2	- 50.0%	27	23	- 14.8%
Median Sales Price*	\$1,607,500	\$1,700,000	+ 5.8%	\$1,850,000	\$2,060,000	+ 11.4%
Percent of List Price Received*	93.0%	91.4%	- 1.7%	95.3%	95.4%	+ 0.2%
Days on Market Until Sale	220	83	- 62.3%	77	97	+ 25.7%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--

* 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

