

Local Market Update – November 2025

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



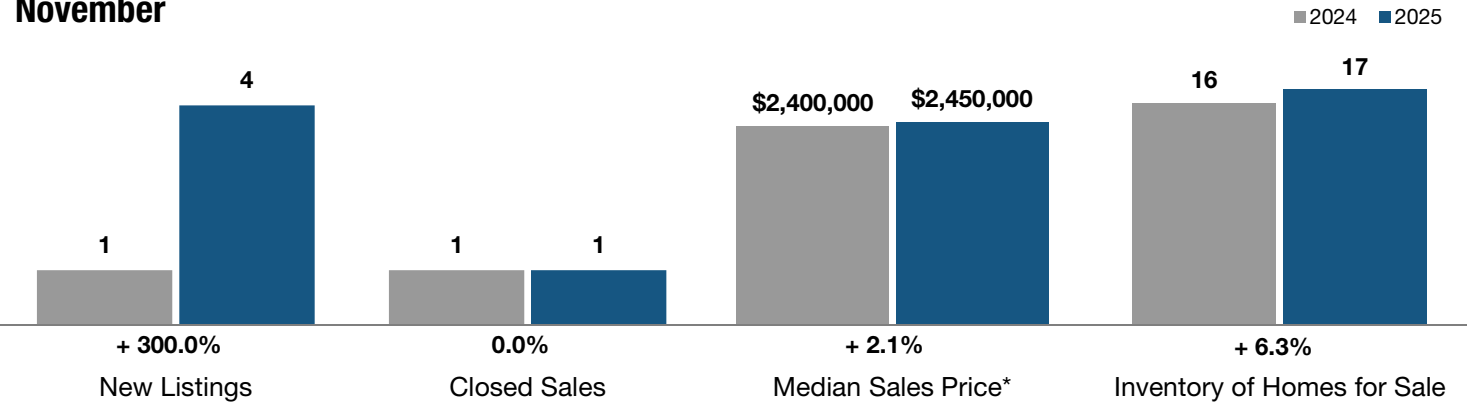
Forest Beach

Detached Homes Only

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	4	+ 300.0%	39	40	+ 2.6%
Closed Sales	1	1	0.0%	28	24	- 14.3%
Median Sales Price*	\$2,400,000	\$2,450,000	+ 2.1%	\$1,875,000	\$2,080,000	+ 10.9%
Percent of List Price Received*	96.0%	94.2%	- 1.8%	95.3%	95.4%	+ 0.1%
Days on Market Until Sale	21	148	+ 604.8%	75	99	+ 31.9%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--

* 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.

November



Historical Median Sales Price Rolling 12-Month Calculation

