

# Local Market Update – December 2025

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



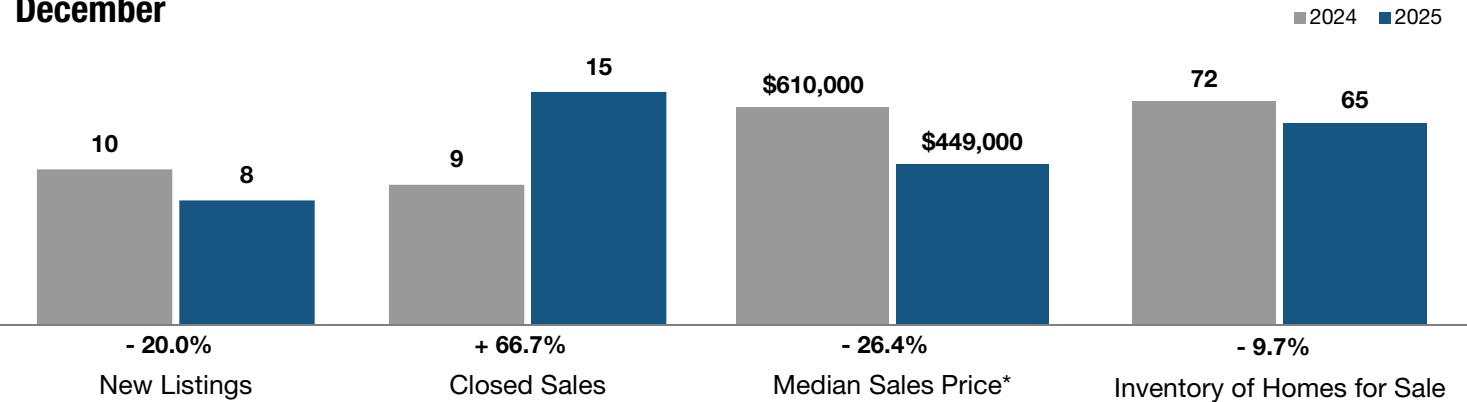
## Forest Beach

Condos / Villas Only

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	10	8	- 20.0%	250	240	- 4.0%
Closed Sales	9	15	+ 66.7%	176	161	- 8.5%
Median Sales Price*	\$610,000	\$449,000	- 26.4%	\$485,000	\$450,000	- 7.2%
Percent of List Price Received*	96.7%	93.5%	- 3.3%	96.6%	95.7%	- 0.9%
Days on Market Until Sale	62	161	+ 160.4%	72	113	+ 56.6%
Inventory of Homes for Sale	72	65	- 9.7%	--	--	--

\* 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.

### December



### Historical Median Sales Price Rolling 12-Month Calculation

