

Local Market Update – January 2026

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



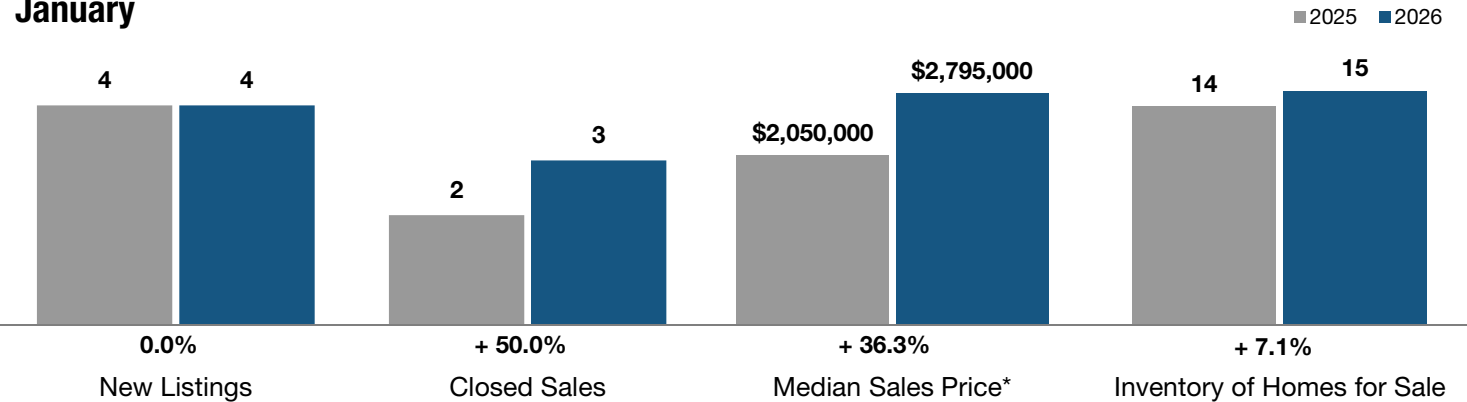
Forest Beach

Detached Homes Only

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	4	4	0.0%	4	4	0.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$2,050,000	\$2,795,000	+ 36.3%	\$2,050,000	\$2,795,000	+ 36.3%
Percent of List Price Received*	93.8%	94.5%	+ 0.7%	93.8%	94.5%	+ 0.7%
Days on Market Until Sale	117	79	- 32.2%	117	79	- 32.2%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

