

Local Market Update – February 2026

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



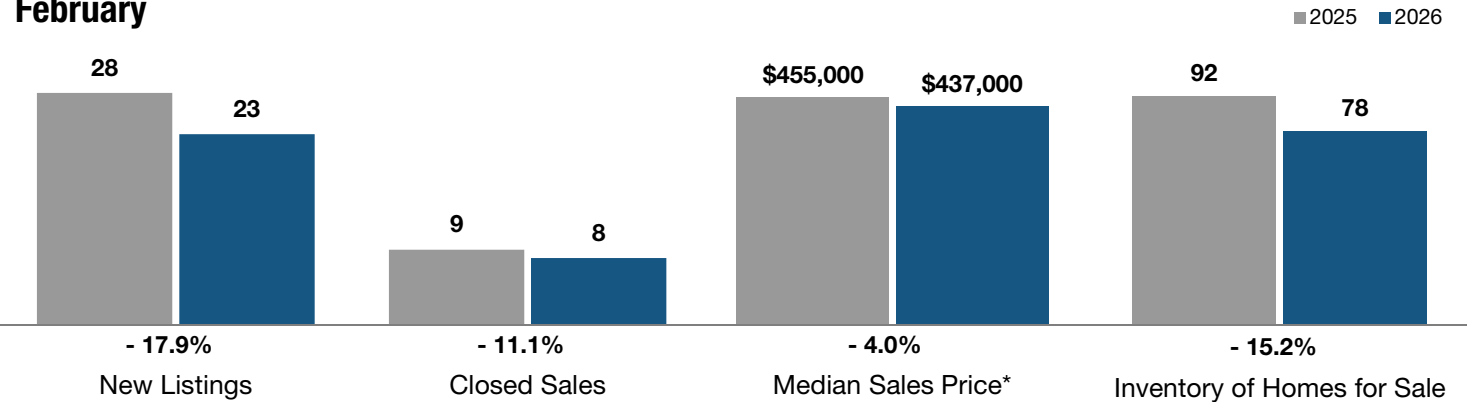
Forest Beach

Condos / Villas Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	28	23	- 17.9%	51	54	+ 5.9%
Closed Sales	9	8	- 11.1%	15	19	+ 26.7%
Median Sales Price*	\$455,000	\$437,000	- 4.0%	\$455,000	\$475,000	+ 4.4%
Percent of List Price Received*	96.8%	95.4%	- 1.5%	96.4%	95.6%	- 0.8%
Days on Market Until Sale	58	129	+ 121.6%	71	146	+ 107.4%
Inventory of Homes for Sale	92	78	- 15.2%	--	--	--

* 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.

February



Historical Median Sales Price

Rolling 12-Month Calculation

