

Local Market Update – February 2026

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



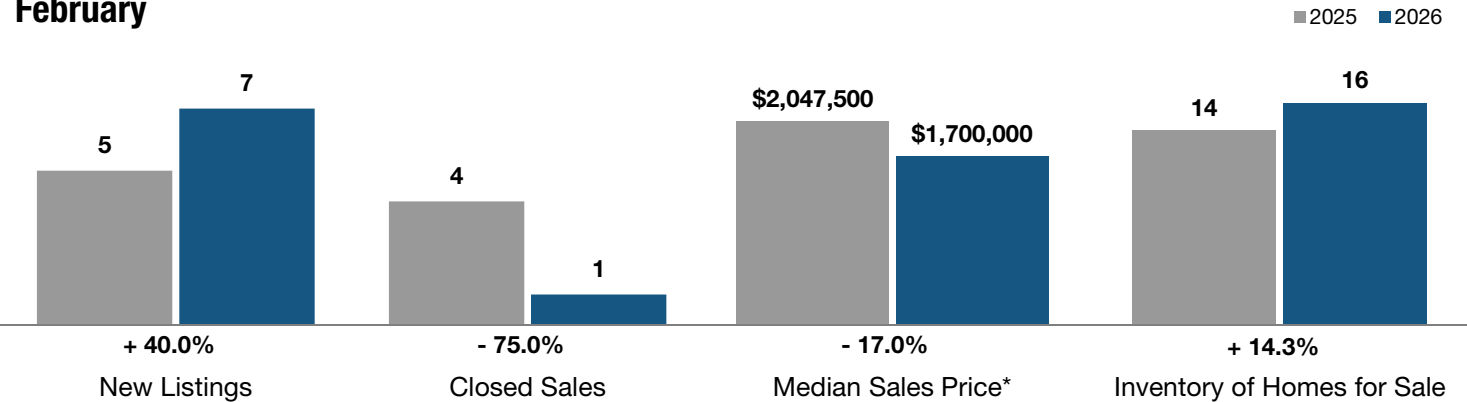
Forest Beach

Detached Homes Only

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	7	+ 40.0%	9	11	+ 22.2%
Closed Sales	4	1	- 75.0%	6	4	- 33.3%
Median Sales Price*	\$2,047,500	\$1,700,000	- 17.0%	\$2,047,500	\$2,247,500	+ 9.8%
Percent of List Price Received*	95.2%	91.9%	- 3.4%	94.7%	93.8%	- 0.9%
Days on Market Until Sale	36	62	+ 74.6%	63	75	+ 19.6%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

