

Local Market Update – April 2026

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

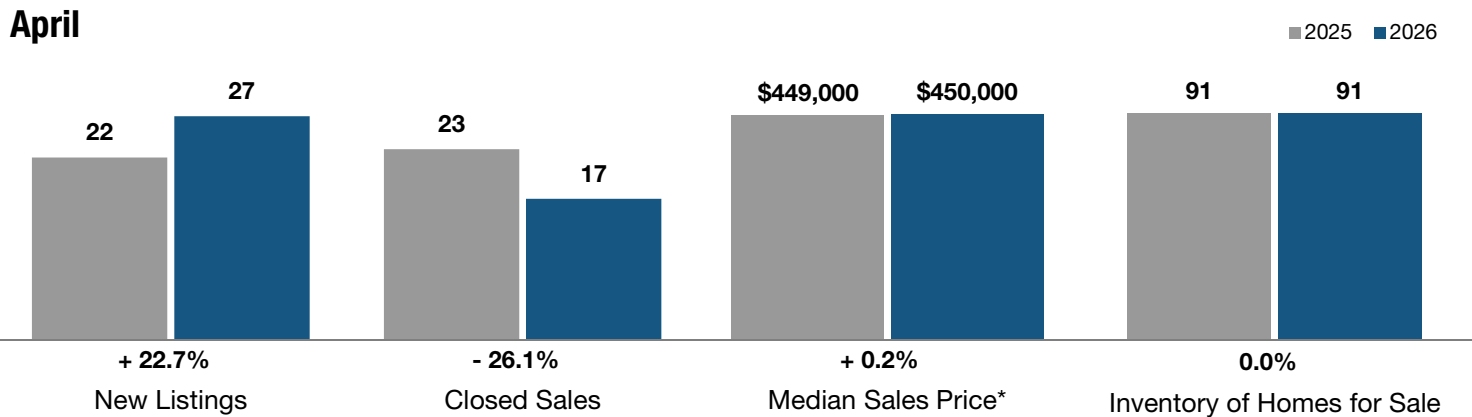


Forest Beach

Condos / Villas Only

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	22	27	+ 22.7%	98	108	+ 10.2%
Closed Sales	23	17	- 26.1%	49	58	+ 18.4%
Median Sales Price*	\$449,000	\$450,000	+ 0.2%	\$455,000	\$474,000	+ 4.2%
Percent of List Price Received*	96.6%	96.6%	+ 0.0%	96.5%	96.2%	- 0.2%
Days on Market Until Sale	102	147	+ 44.3%	87	137	+ 57.9%
Inventory of Homes for Sale	91	91	0.0%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

