

# Local Market Update – April 2026

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



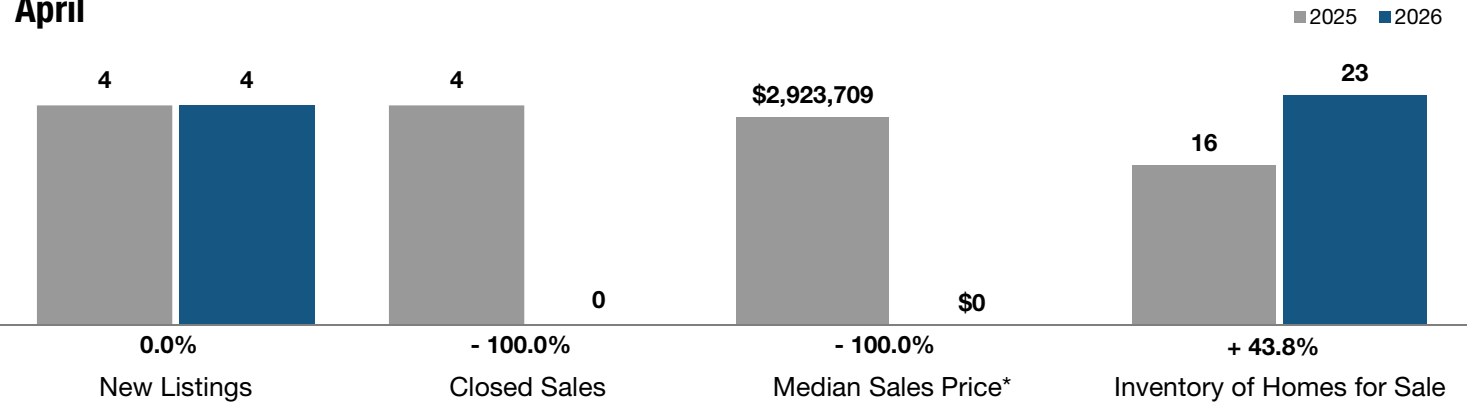
## Forest Beach

Detached Homes Only

| Key Metrics                     | April       |      |                | Year to Date |             |                |
|---------------------------------|-------------|------|----------------|--------------|-------------|----------------|
|                                 | 2025        | 2026 | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                    | 4           | 4    | 0.0%           | 17           | 22          | + 29.4%        |
| Closed Sales                    | 4           | 0    | - 100.0%       | 14           | 7           | - 50.0%        |
| Median Sales Price*             | \$2,923,709 | \$0  | - 100.0%       | \$2,223,709  | \$2,250,000 | + 1.2%         |
| Percent of List Price Received* | 100.4%      | 0.0% | - 100.0%       | 96.5%        | 92.5%       | - 4.2%         |
| Days on Market Until Sale       | 136         | 0    | - 100.0%       | 80           | 181         | + 125.5%       |
| Inventory of Homes for Sale     | 16          | 23   | + 43.8%        | --           | --          | --             |

\* 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.

### April



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

