

Local Market Update – May 2026

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

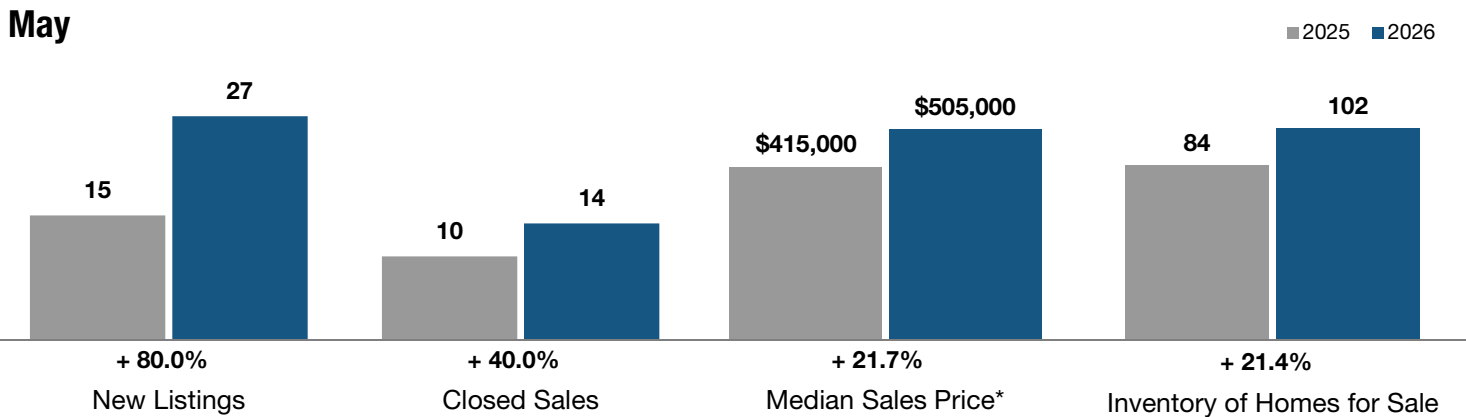


Forest Beach

Condos / Villas Only

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	15	27	+ 80.0%	113	135	+ 19.5%
Closed Sales	10	14	+ 40.0%	59	72	+ 22.0%
Median Sales Price*	\$415,000	\$505,000	+ 21.7%	\$455,000	\$477,500	+ 4.9%
Percent of List Price Received*	94.3%	96.1%	+ 2.0%	96.1%	96.2%	+ 0.1%
Days on Market Until Sale	62	106	+ 71.5%	83	131	+ 58.7%
Inventory of Homes for Sale	84	102	+ 21.4%	--	--	--

* 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

