

Local Market Update – May 2026

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

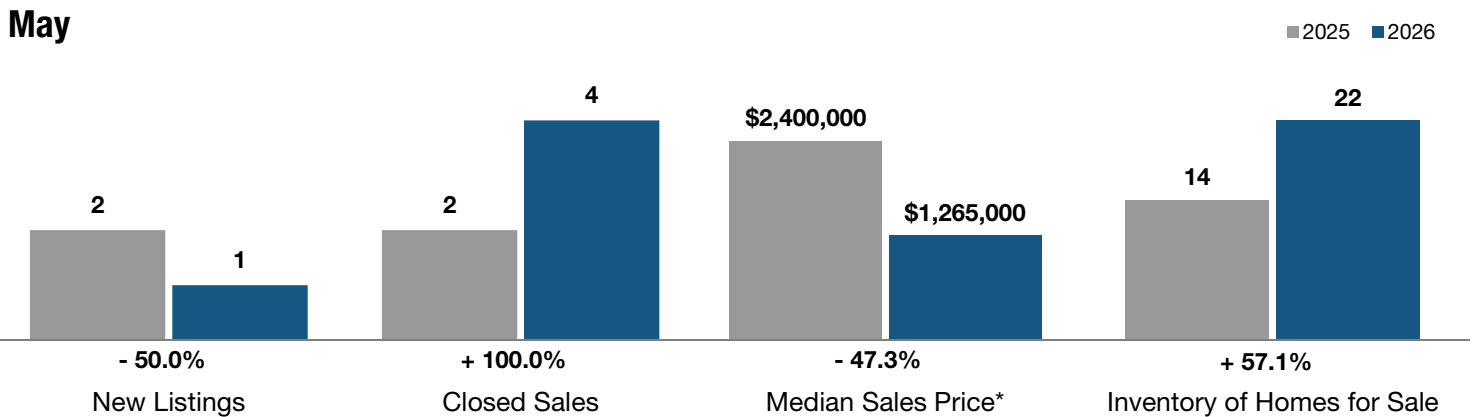


Forest Beach

Detached Homes Only

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	2	1	- 50.0%	19	23	+ 21.1%
Closed Sales	2	4	+ 100.0%	16	11	- 31.3%
Median Sales Price*	\$2,400,000	\$1,265,000	- 47.3%	\$2,223,709	\$1,825,000	- 17.9%
Percent of List Price Received*	91.6%	94.5%	+ 3.2%	95.9%	93.2%	- 2.8%
Days on Market Until Sale	65	260	+ 303.1%	78	204	+ 161.6%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--

* 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

