

Local Market Update – September 2026

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



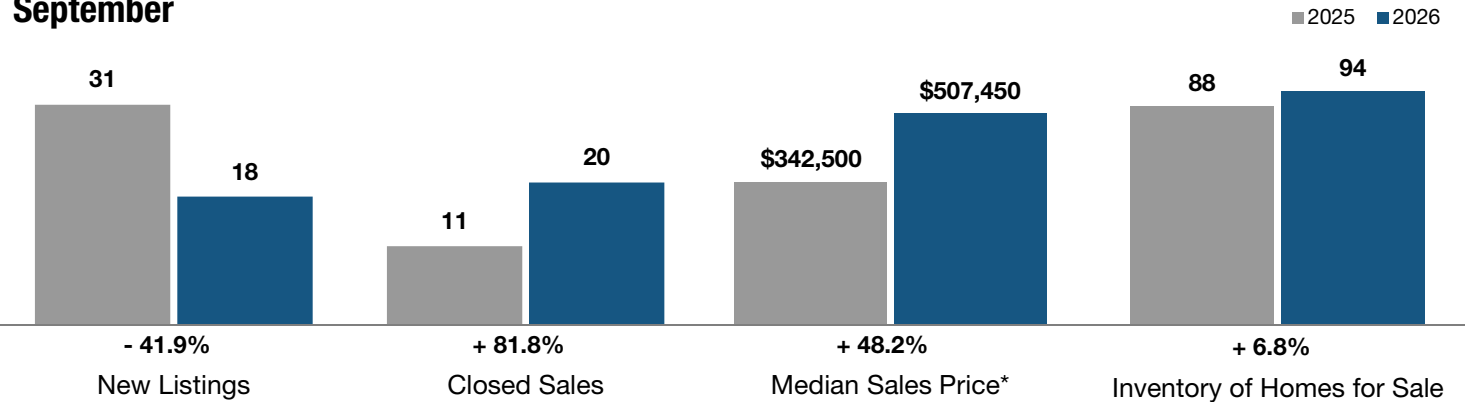
Forest Beach

Condos / Villas Only

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	31	18	- 41.9%	199	209	+ 5.0%
Closed Sales	11	20	+ 81.8%	115	134	+ 16.5%
Median Sales Price*	\$342,500	\$507,450	+ 48.2%	\$458,000	\$485,000	+ 5.9%
Percent of List Price Received*	94.2%	94.7%	+ 0.6%	95.9%	96.0%	+ 0.1%
Days on Market Until Sale	151	114	- 24.5%	99	133	+ 33.9%
Inventory of Homes for Sale	88	94	+ 6.8%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

