Local Market Update – October 2026

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

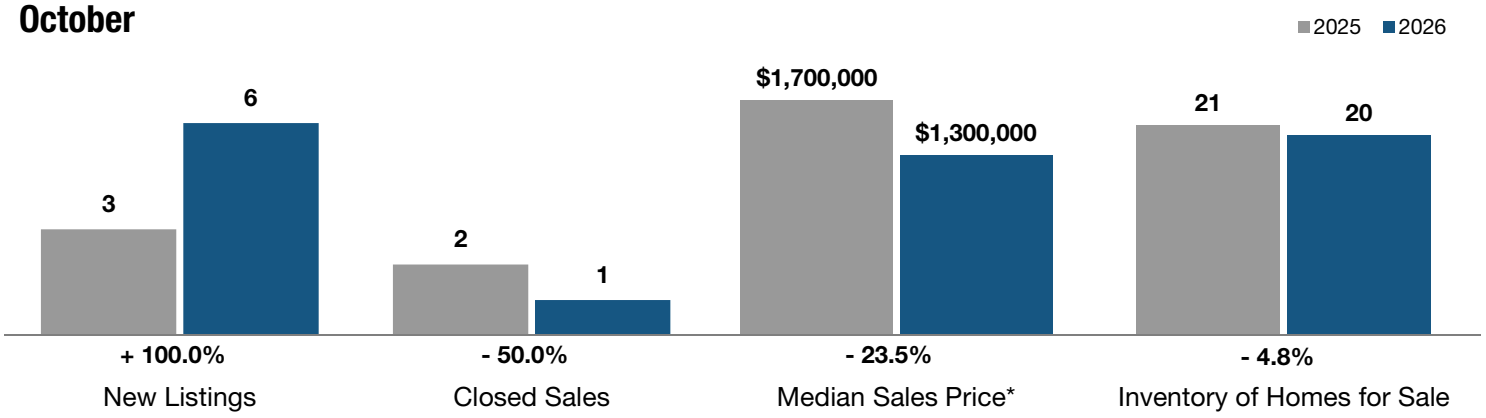
Forest Beach

Detached Homes Only

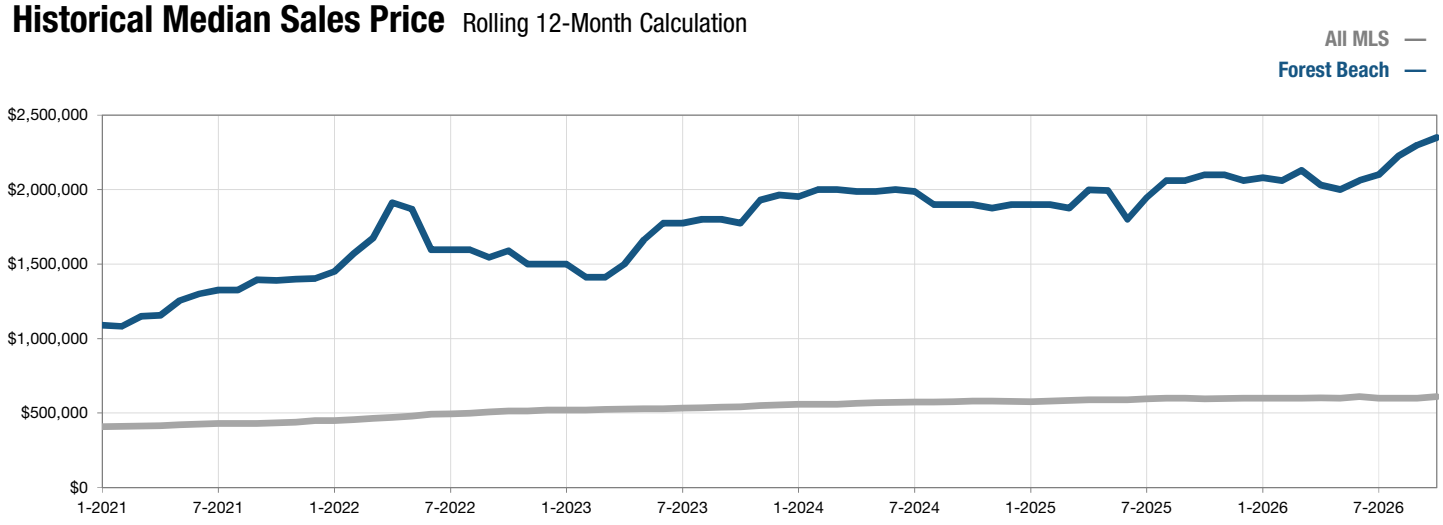
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	3	**6**	+ 100.0%	36	**39**	+ 8.3%
Closed Sales	2	**1**	- 50.0%	23	**22**	- 4.3%
Median Sales Price*	$1,700,000	**$1,300,000**	- 23.5%	$2,060,000	**$2,400,000**	+ 16.5%
Percent of List Price Received*	91.4%	**94.9%**	+ 3.8%	95.4%	**94.3%**	- 1.2%
Days on Market Until Sale	83	**78**	- 6.0%	97	**163**	+ 68.1%
Inventory of Homes for Sale	21	**20**	- 4.8%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



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