

Local Market Update – August 2026

A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



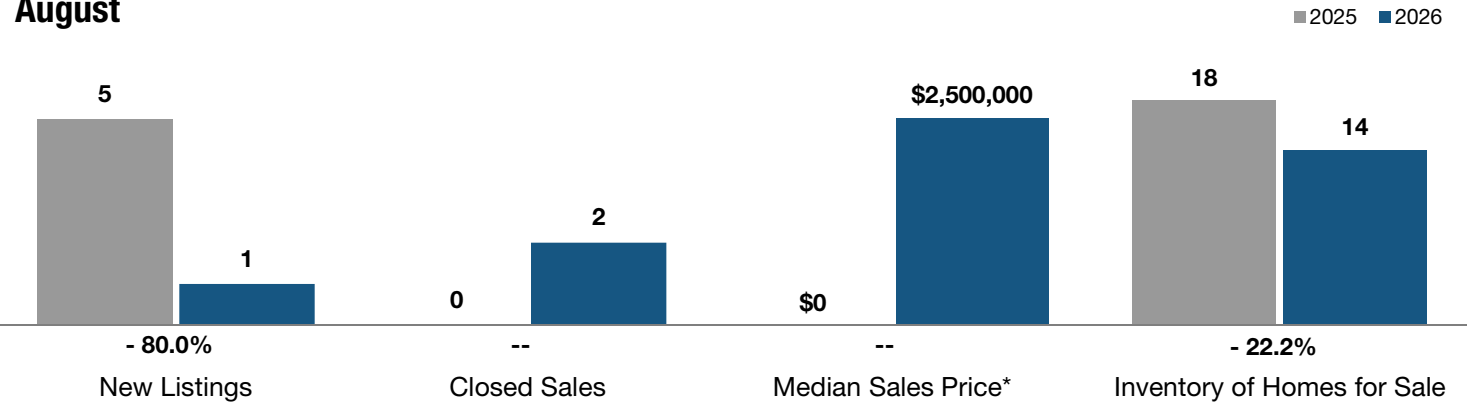
Forest Beach

Detached Homes Only

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	1	- 80.0%	28	28	0.0%
Closed Sales	0	2	--	19	18	- 5.3%
Median Sales Price*	\$0	\$2,500,000	--	\$2,060,000	\$2,275,000	+ 10.4%
Percent of List Price Received*	0.0%	96.1%	--	95.8%	94.4%	- 1.5%
Days on Market Until Sale	0	182	--	97	170	+ 75.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--

* 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.

August



Historical Median Sales Price

Rolling 12-Month Calculation

