

Local Market Update – July 2021

A Research Tool Provided by the Multiple Listing Service of Hilton Head Island and the Hilton Head Area Association of REALTORS®

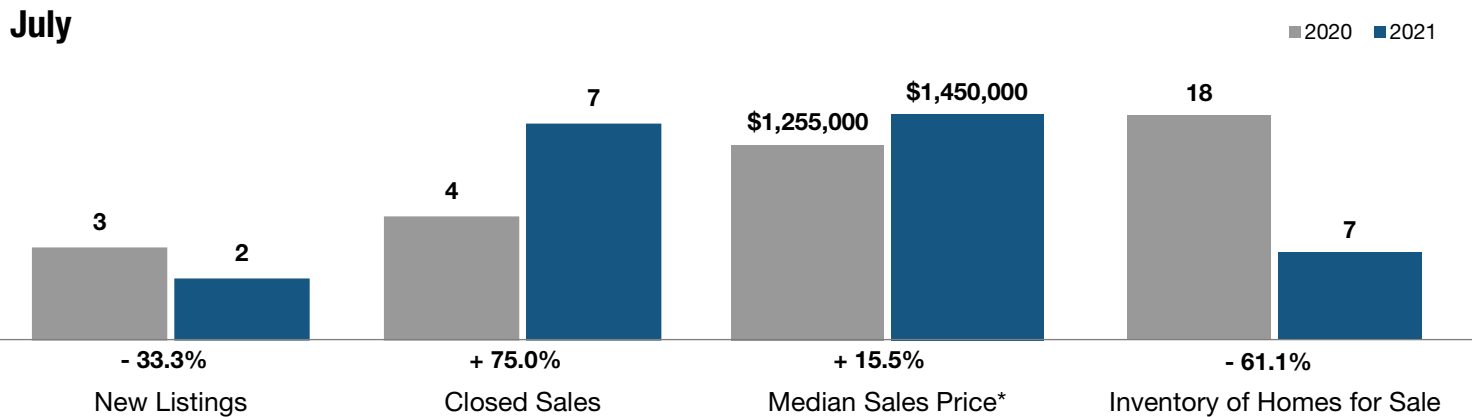


2: Forest Beach

Detached Homes Only

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	3	2	- 33.3%	27	39	+ 44.4%
Closed Sales	4	7	+ 75.0%	21	41	+ 95.2%
Median Sales Price*	\$1,255,000	\$1,450,000	+ 15.5%	\$785,000	\$1,390,000	+ 77.1%
Percent of List Price Received*	101.0%	94.9%	- 6.1%	96.6%	97.4%	+ 0.9%
Days on Market Until Sale	269	160	- 40.4%	224	126	- 43.7%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--

* 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

