

# Local Market Update – April 2023

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



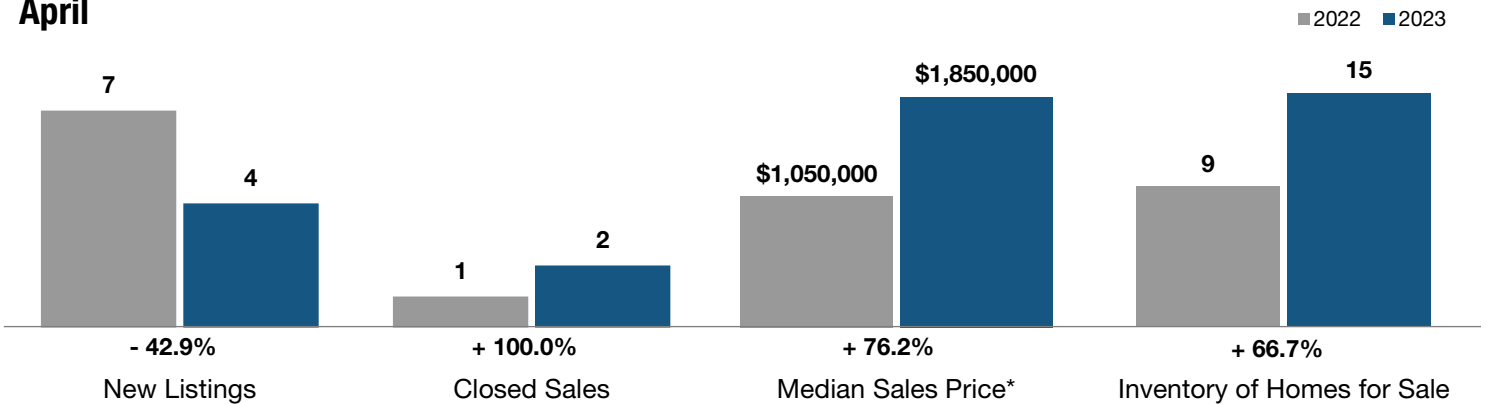
## Forest Beach

Detached Homes Only

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	7	4	- 42.9%	12	20	+ 66.7%
Closed Sales	1	2	+ 100.0%	8	5	- 37.5%
Median Sales Price*	\$1,050,000	<b>\$1,850,000</b>	+ 76.2%	\$1,852,500	<b>\$1,600,000</b>	- 13.6%
Percent of List Price Received*	87.5%	<b>97.3%</b>	+ 11.2%	94.2%	<b>95.3%</b>	+ 1.2%
Days on Market Until Sale	280	<b>49</b>	- 82.7%	130	<b>124</b>	- 4.9%
Inventory of Homes for Sale	9	<b>15</b>	+ 66.7%	--	--	--

\* 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.

### April



### Historical Median Sales Price Rolling 12-Month Calculation

