

# Local Market Update – May 2023

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

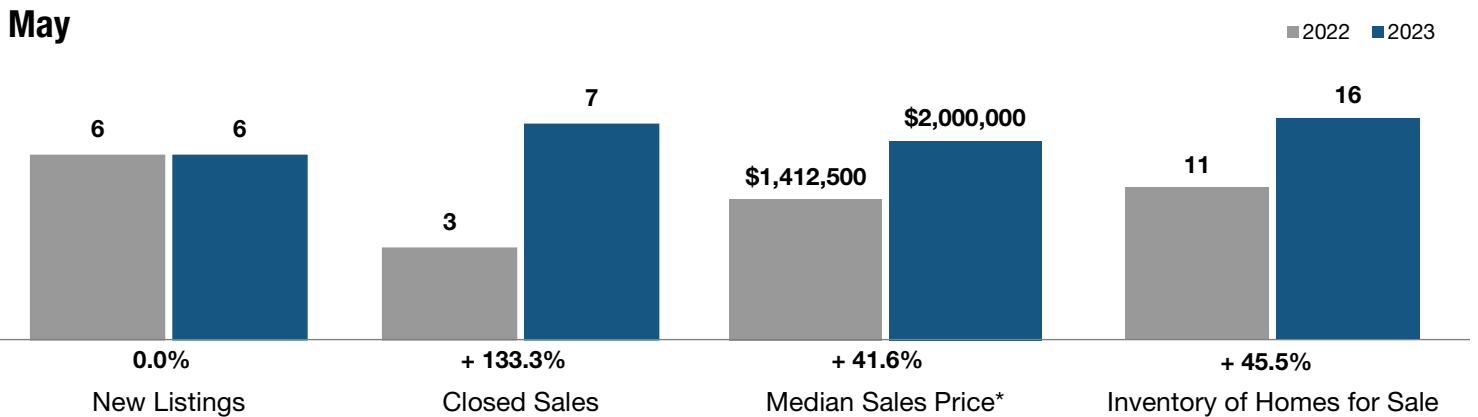


## Forest Beach

Detached Homes Only

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	6	6	0.0%	18	26	+ 44.4%
Closed Sales	3	7	+ 133.3%	11	12	+ 9.1%
Median Sales Price*	\$1,412,500	\$2,000,000	+ 41.6%	\$1,590,000	\$1,840,000	+ 15.7%
Percent of List Price Received*	104.4%	91.4%	- 12.5%	97.0%	93.0%	- 4.1%
Days on Market Until Sale	54	124	+ 129.4%	110	124	+ 13.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--

\* 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

