

# Local Market Update – May 2023

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

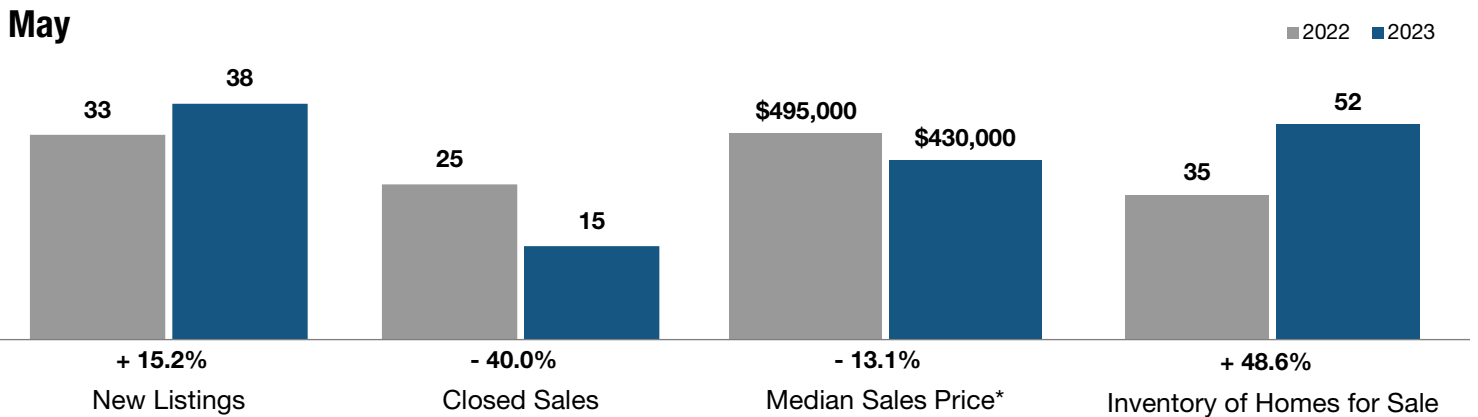


## Forest Beach

Condos / Villas Only

Key Metrics	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	33	38	+ 15.2%	122	123	+ 0.8%
Closed Sales	25	15	- 40.0%	116	77	- 33.6%
Median Sales Price*	\$495,000	\$430,000	- 13.1%	\$450,000	\$442,500	- 1.7%
Percent of List Price Received*	100.9%	96.0%	- 4.9%	99.9%	96.6%	- 3.3%
Days on Market Until Sale	62	78	+ 25.0%	81	94	+ 16.9%
Inventory of Homes for Sale	35	52	+ 48.6%	--	--	--

\* 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

