

Local Market Update – July 2023

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

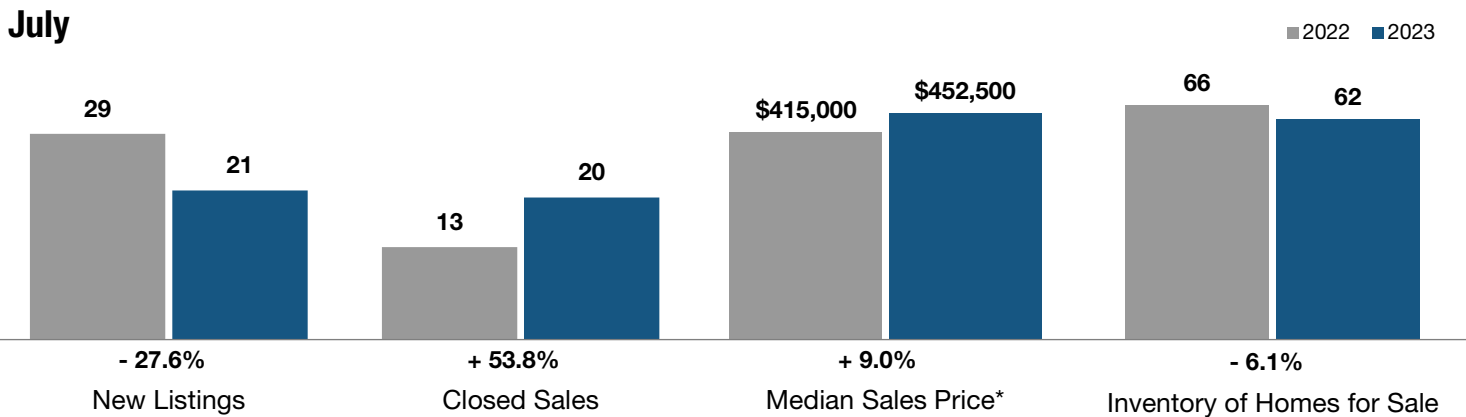


Forest Beach

Condos / Villas Only

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	29	21	- 27.6%	186	164	- 11.8%
Closed Sales	13	20	+ 53.8%	150	117	- 22.0%
Median Sales Price*	\$415,000	\$452,500	+ 9.0%	\$455,000	\$450,000	- 1.1%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	99.8%	96.8%	- 3.0%
Days on Market Until Sale	53	82	+ 54.1%	76	92	+ 21.1%
Inventory of Homes for Sale	66	62	- 6.1%	--	--	--

* 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

