

Local Market Update – December 2023

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



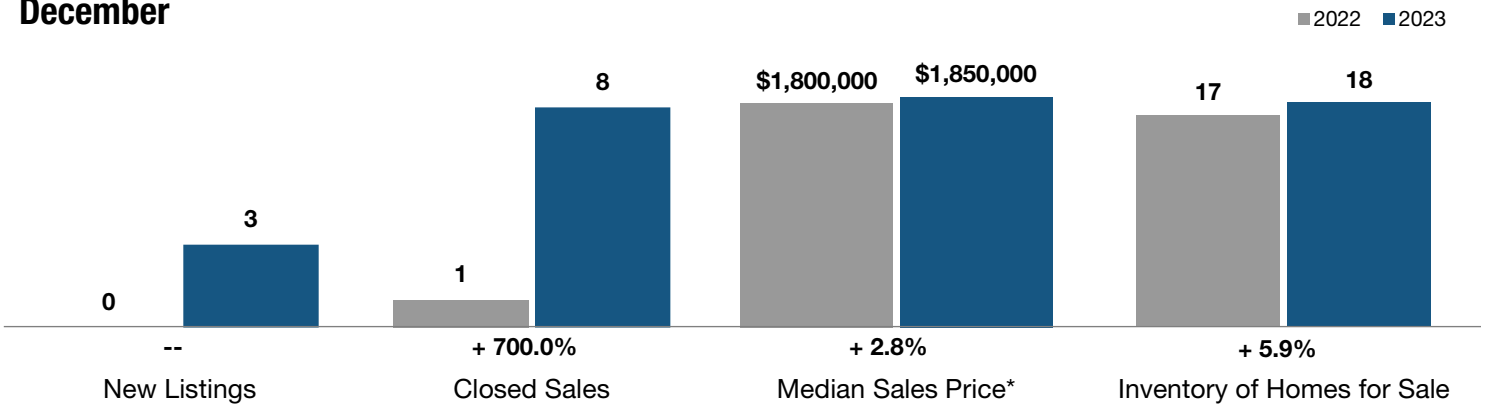
Forest Beach

Detached Homes Only

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	3	--	40	59	+ 47.5%
Closed Sales	1	8	+ 700.0%	23	34	+ 47.8%
Median Sales Price*	\$1,800,000	\$1,850,000	+ 2.8%	\$1,500,000	\$1,965,000	+ 31.0%
Percent of List Price Received*	94.7%	89.7%	- 5.3%	97.8%	92.2%	- 5.7%
Days on Market Until Sale	131	150	+ 14.8%	87	148	+ 69.3%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--

* 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.

December



Historical Median Sales Price

Rolling 12-Month Calculation

