

# Local Market Update – April 2024

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



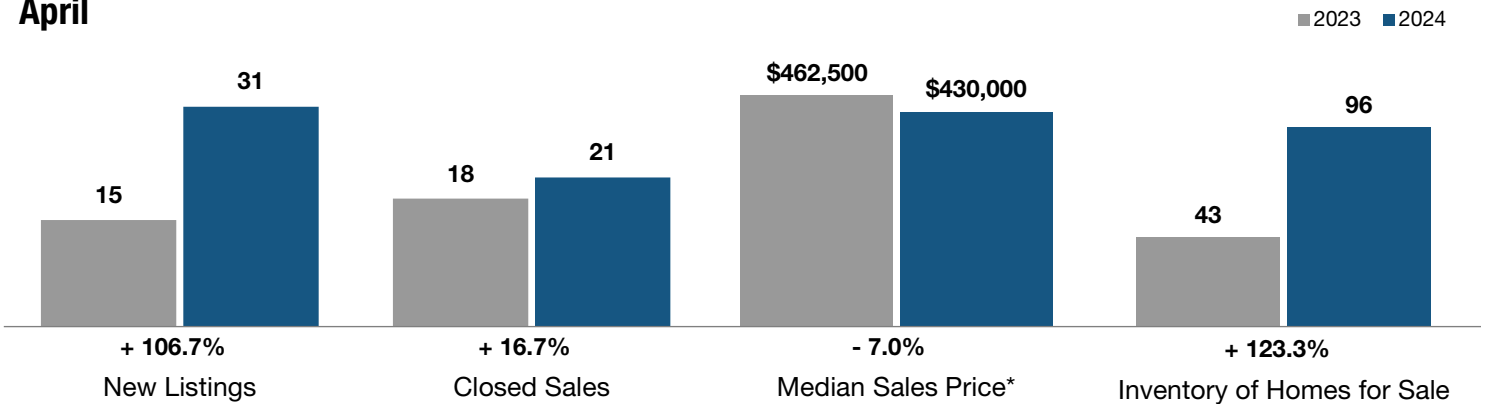
## Forest Beach

Condos / Villas Only

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	15	31	+ 106.7%	85	116	+ 36.5%
Closed Sales	18	21	+ 16.7%	62	64	+ 3.2%
Median Sales Price*	\$462,500	\$430,000	- 7.0%	\$445,000	\$459,250	+ 3.2%
Percent of List Price Received*	96.5%	96.4%	- 0.1%	96.7%	96.3%	- 0.4%
Cumulative Days on Market Until Sale	80	67	- 16.4%	71	85	+ 19.6%
Inventory of Homes for Sale	43	96	+ 123.3%	--	--	--

\* 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

