

Local Market Update – February 2025

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



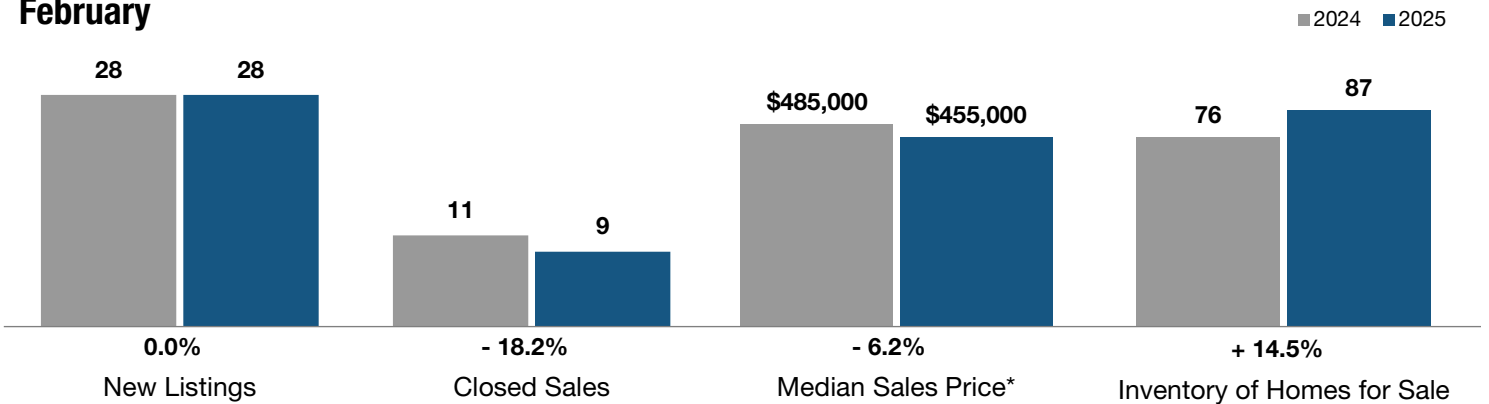
Forest Beach

Condos / Villas Only

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	28	28	0.0%	53	51	- 3.8%
Closed Sales	11	9	- 18.2%	20	15	- 25.0%
Median Sales Price*	\$485,000	\$455,000	- 6.2%	\$482,500	\$455,000	- 5.7%
Percent of List Price Received*	96.6%	96.8%	+ 0.2%	96.4%	96.4%	+ 0.0%
Days on Market Until Sale	59	58	- 2.1%	51	71	+ 37.4%
Inventory of Homes for Sale	76	87	+ 14.5%	--	--	--

* 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.

February



Historical Median Sales Price

Rolling 12-Month Calculation

