

# Local Market Update – August 2025

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



## Forest Beach

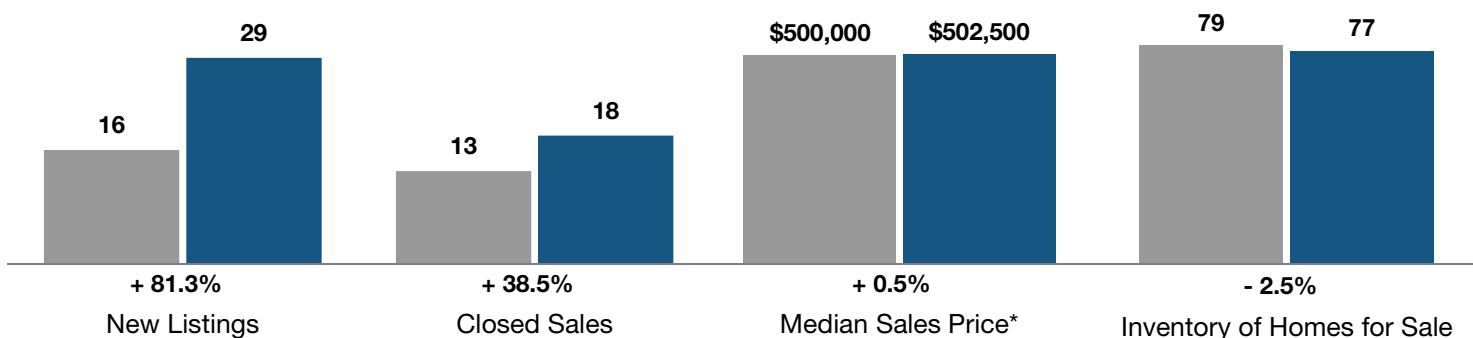
Condos / Villas Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	16	29	+ 81.3%	186	167	- 10.2%
Closed Sales	13	18	+ 38.5%	123	104	- 15.4%
Median Sales Price*	\$500,000	\$502,500	+ 0.5%	\$475,000	\$472,500	- 0.5%
Percent of List Price Received*	96.2%	96.7%	+ 0.5%	96.4%	96.1%	- 0.4%
Days on Market Until Sale	39	165	+ 319.0%	66	93	+ 40.2%
Inventory of Homes for Sale	79	77	- 2.5%	--	--	--

\* 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.

### August

■ 2024 ■ 2025



### Historical Median Sales Price Rolling 12-Month Calculation

All MLS —  
Forest Beach —

