

Local Market Update – August 2025

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



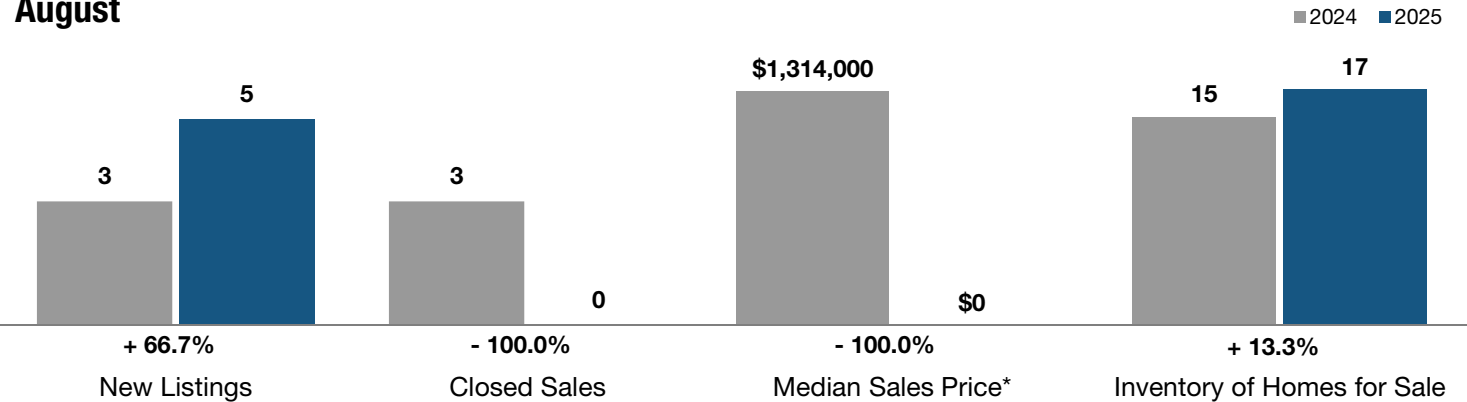
Forest Beach

Detached Homes Only

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	5	+ 66.7%	32	28	- 12.5%
Closed Sales	3	0	- 100.0%	23	19	- 17.4%
Median Sales Price*	\$1,314,000	\$0	- 100.0%	\$1,850,000	\$2,060,000	+ 11.4%
Percent of List Price Received*	95.0%	0.0%	- 100.0%	95.7%	95.8%	+ 0.2%
Days on Market Until Sale	62	0	- 100.0%	52	97	+ 85.7%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

