

Local Market Update – August 2023

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



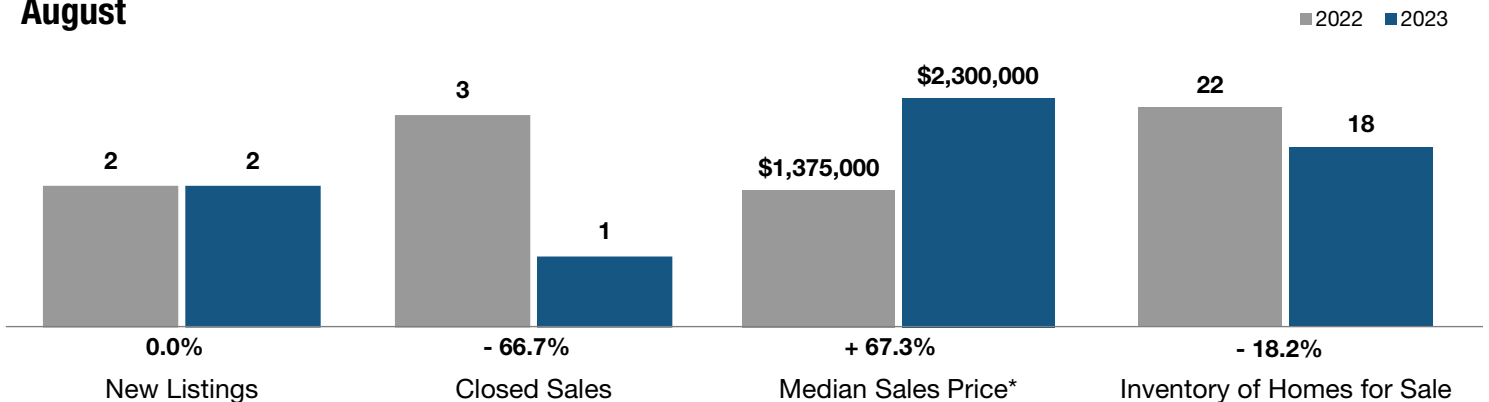
Forest Beach

Detached Homes Only

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	2	2	0.0%	35	37	+ 5.7%
Closed Sales	3	1	- 66.7%	20	19	- 5.0%
Median Sales Price*	\$1,375,000	\$2,300,000	+ 67.3%	\$1,456,250	\$1,930,000	+ 32.5%
Percent of List Price Received*	97.0%	99.1%	+ 2.1%	98.1%	93.5%	- 4.6%
Days on Market Until Sale	70	69	- 1.4%	87	143	+ 65.3%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--

* 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

