

# Local Market Update – July 2024

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

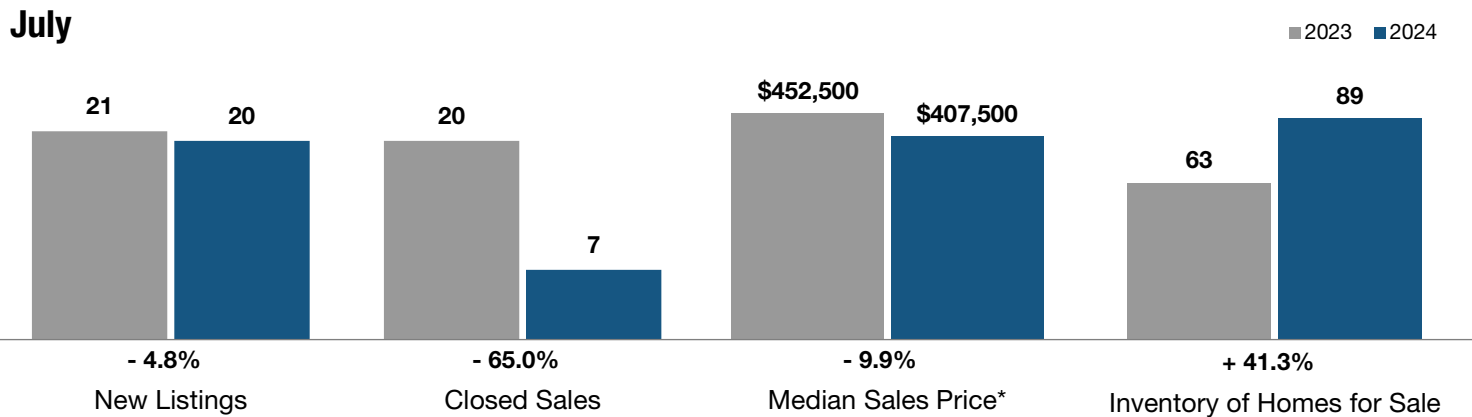


## Forest Beach

Condos / Villas Only

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	21	20	- 4.8%	164	174	+ 6.1%
Closed Sales	20	7	- 65.0%	117	110	- 6.0%
Median Sales Price*	\$452,500	\$407,500	- 9.9%	\$450,000	\$475,000	+ 5.6%
Percent of List Price Received*	97.9%	97.0%	- 0.9%	96.8%	96.5%	- 0.3%
Cumulative Days on Market Until Sale	51	81	+ 59.1%	60	79	+ 31.5%
Inventory of Homes for Sale	63	89	+ 41.3%	--	--	--

\* 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.



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

