

Local Market Update – October 2024

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



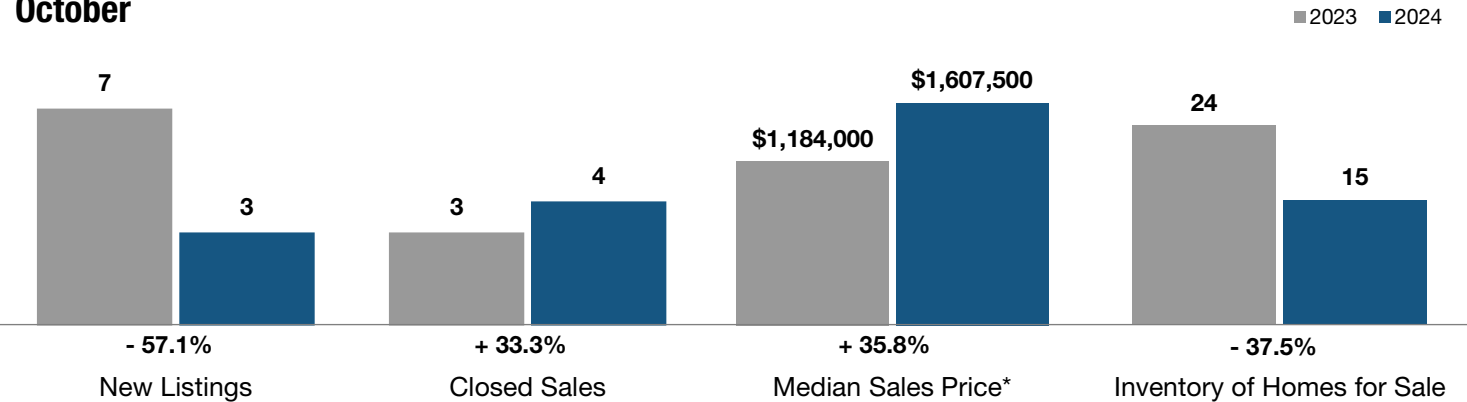
Forest Beach

Detached Homes Only

| Key Metrics | October | | | Year to Date | | |
|---------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2023 | 2024 | Percent Change | 2023 | 2024 | Percent Change |
| New Listings | 7 | 3 | - 57.1% | 48 | 38 | - 20.8% |
| Closed Sales | 3 | 4 | + 33.3% | 22 | 27 | + 22.7% |
| Median Sales Price* | \$1,184,000 | \$1,607,500 | + 35.8% | \$1,840,000 | \$1,850,000 | + 0.5% |
| Percent of List Price Received* | 91.7% | 93.0% | + 1.4% | 93.3% | 95.3% | + 2.1% |
| Days on Market Until Sale | 161 | 282 | + 75.5% | 146 | 131 | - 10.0% |
| Inventory of Homes for Sale | 24 | 15 | - 37.5% | -- | -- | -- |

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation

