

# Local Market Update – December 2024

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



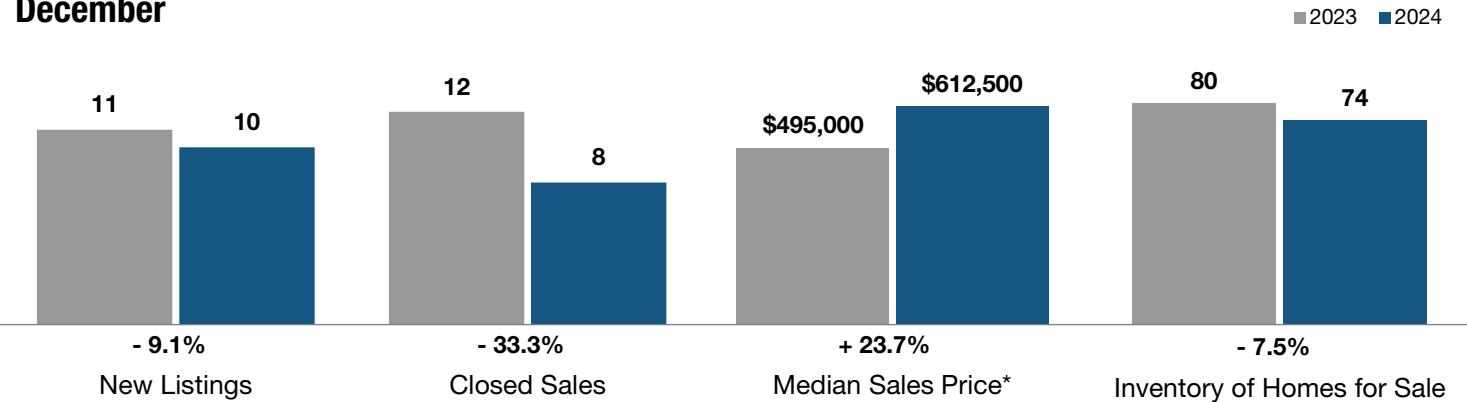
## Forest Beach

Condos / Villas Only

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	11	10	- 9.1%	272	254	- 6.6%
Closed Sales	12	8	- 33.3%	184	175	- 4.9%
Median Sales Price*	\$495,000	\$612,500	+ 23.7%	\$465,000	\$485,000	+ 4.3%
Percent of List Price Received*	97.5%	96.6%	- 0.9%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	71	96	+ 36.2%	91	111	+ 22.5%
Inventory of Homes for Sale	80	74	- 7.5%	--	--	--

\* 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.

### December



### Historical Median Sales Price

Rolling 12-Month Calculation

