

# Local Market Update – January 2025

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



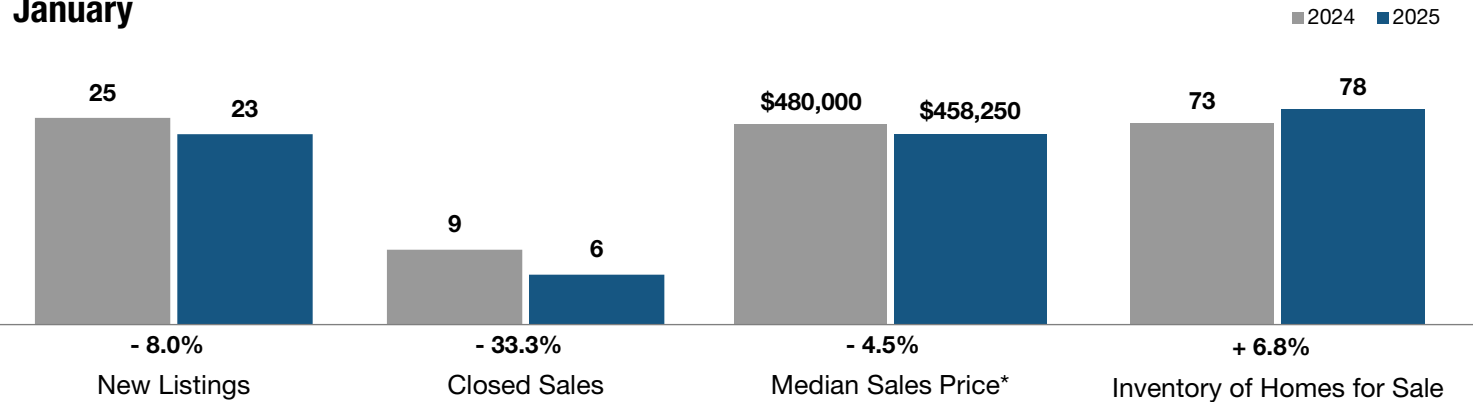
## Forest Beach

Condos / Villas Only

| Key Metrics                     | January   |           |                | Year to Date |           |                |
|---------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                 | 2024      | 2025      | Percent Change | 2024         | 2025      | Percent Change |
| New Listings                    | 25        | 23        | - 8.0%         | 25           | 23        | - 8.0%         |
| Closed Sales                    | 9         | 6         | - 33.3%        | 9            | 6         | - 33.3%        |
| Median Sales Price*             | \$480,000 | \$458,250 | - 4.5%         | \$480,000    | \$458,250 | - 4.5%         |
| Percent of List Price Received* | 96.0%     | 95.7%     | - 0.4%         | 96.0%        | 95.7%     | - 0.4%         |
| Days on Market Until Sale       | 41        | 89        | + 114.7%       | 41           | 89        | + 114.7%       |
| Inventory of Homes for Sale     | 73        | 78        | + 6.8%         | --           | --        | --             |

\* 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.

### January



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

