

# Local Market Update – February 2025

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



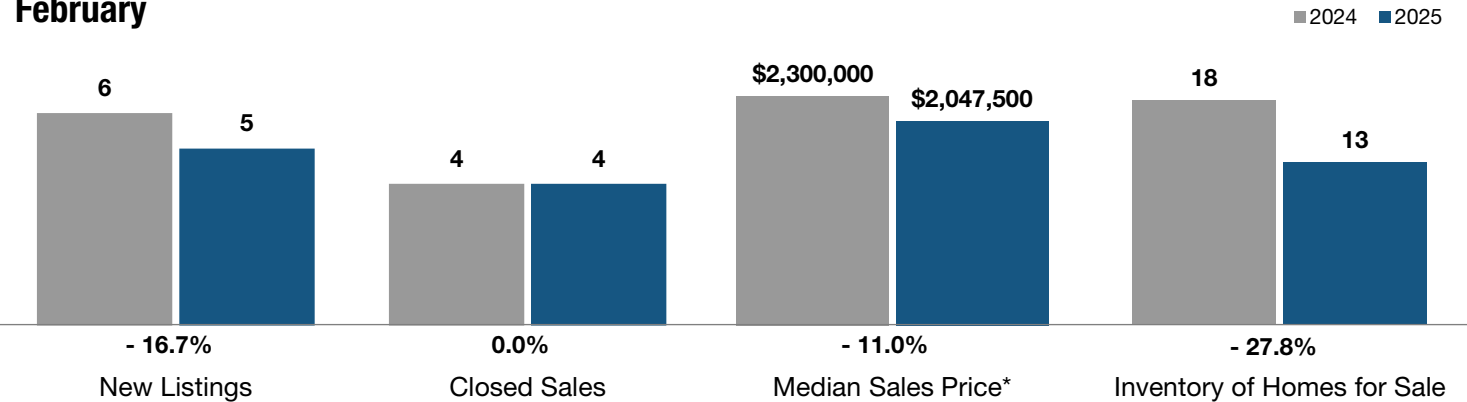
## Forest Beach

Detached Homes Only

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	6	5	- 16.7%	11	9	- 18.2%
Closed Sales	4	4	0.0%	6	6	0.0%
Median Sales Price*	\$2,300,000	\$2,047,500	- 11.0%	\$2,112,500	\$2,047,500	- 3.1%
Percent of List Price Received*	97.3%	95.2%	- 2.2%	95.7%	94.7%	- 1.1%
Days on Market Until Sale	30	36	+ 20.3%	30	63	+ 107.2%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--

\* 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.

### February



### Historical Median Sales Price

Rolling 12-Month Calculation

