

Local Market Update – March 2025

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



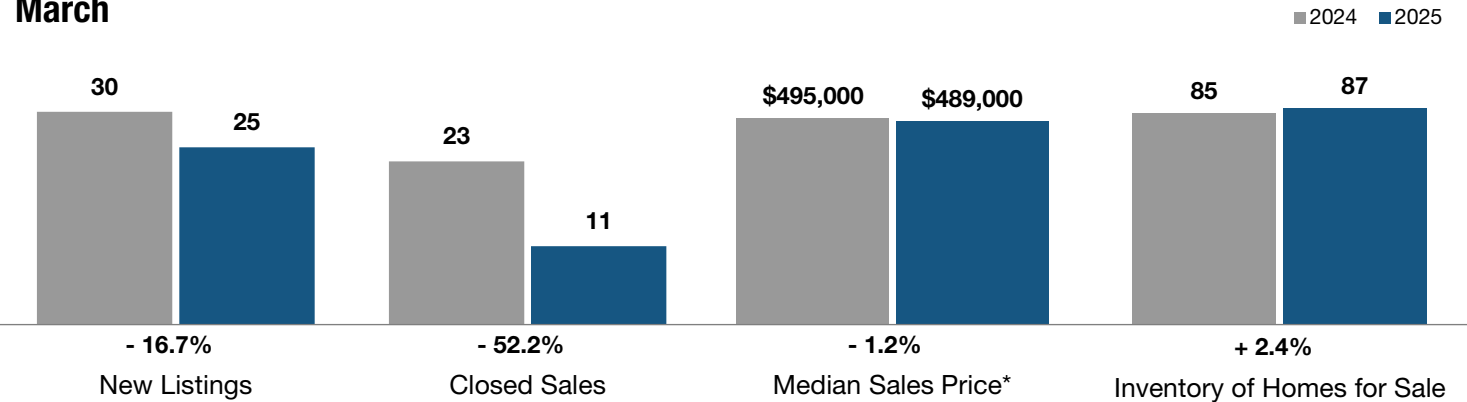
Forest Beach

Condos / Villas Only

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	30	25	- 16.7%	83	76	- 8.4%
Closed Sales	23	11	- 52.2%	43	26	- 39.5%
Median Sales Price*	\$495,000	\$489,000	- 1.2%	\$485,000	\$471,250	- 2.8%
Percent of List Price Received*	96.2%	96.2%	- 0.0%	96.3%	96.3%	+ 0.0%
Days on Market Until Sale	103	78	- 24.7%	79	74	- 7.0%
Inventory of Homes for Sale	85	87	+ 2.4%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

