

# Local Market Update – March 2025

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



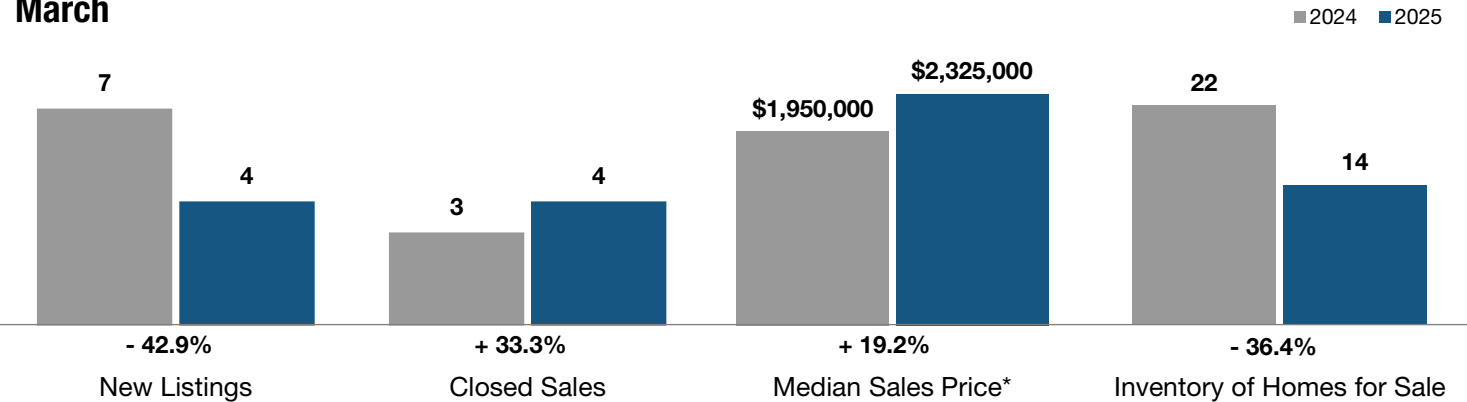
## Forest Beach

Detached Homes Only

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	7	4	- 42.9%	18	13	- 27.8%
Closed Sales	3	4	+ 33.3%	9	10	+ 11.1%
Median Sales Price*	\$1,950,000	\$2,325,000	+ 19.2%	\$1,975,000	\$2,047,500	+ 3.7%
Percent of List Price Received*	97.5%	95.4%	- 2.2%	96.3%	95.0%	- 1.4%
Days on Market Until Sale	92	40	- 56.9%	51	53	+ 4.9%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--

\* 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

