

Local Market Update – April 2025

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

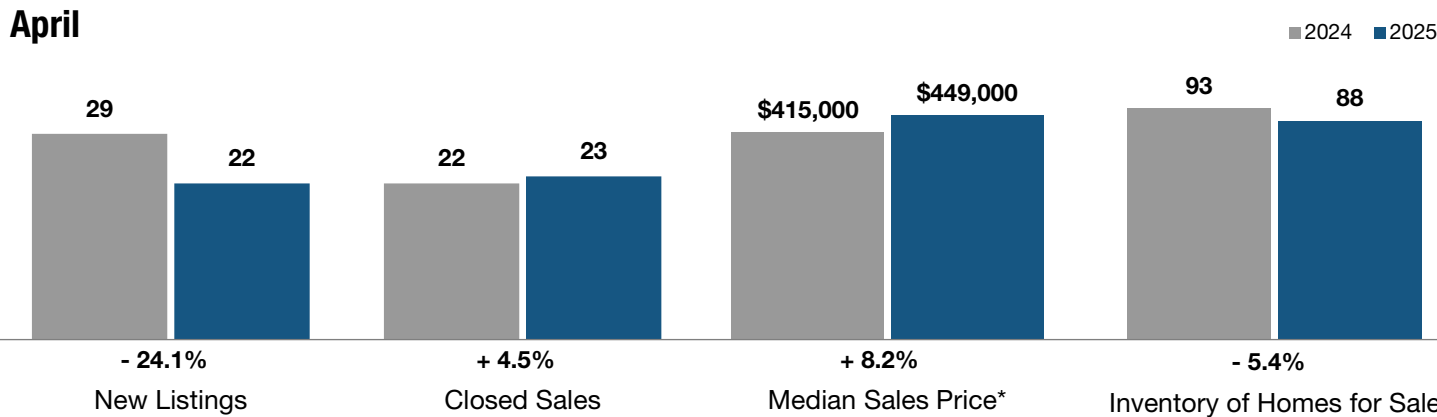


Forest Beach

Condos / Villas Only

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	29	22	- 24.1%	112	98	- 12.5%
Closed Sales	22	23	+ 4.5%	65	49	- 24.6%
Median Sales Price*	\$415,000	\$449,000	+ 8.2%	\$457,500	\$455,000	- 0.5%
Percent of List Price Received*	96.2%	96.6%	+ 0.5%	96.3%	96.5%	+ 0.2%
Days on Market Until Sale	57	97	+ 70.6%	72	85	+ 18.2%
Inventory of Homes for Sale	93	88	- 5.4%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

