

Local Market Update – April 2025

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



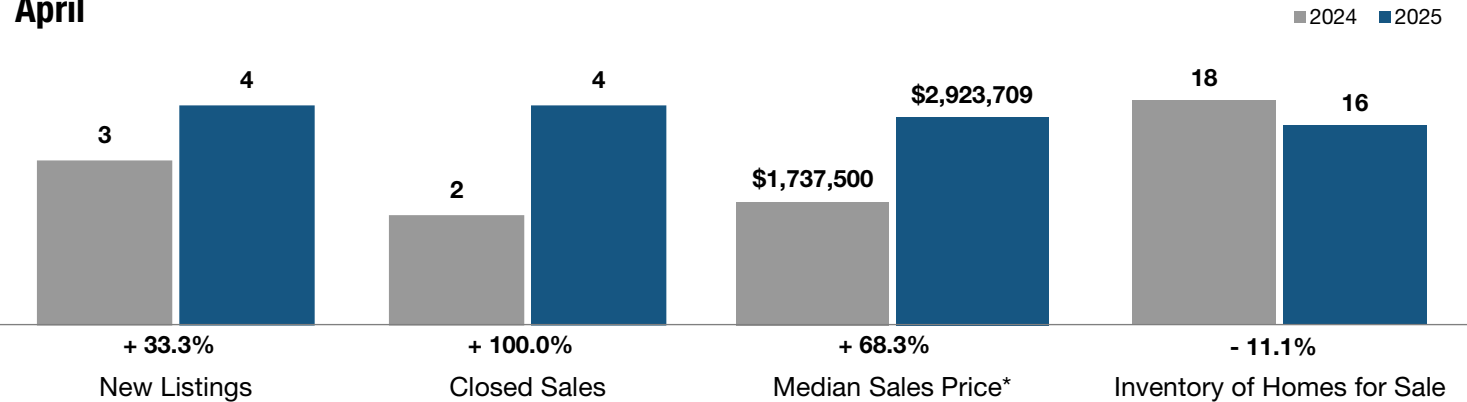
Forest Beach

Detached Homes Only

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	4	+ 33.3%	21	17	- 19.0%
Closed Sales	2	4	+ 100.0%	11	14	+ 27.3%
Median Sales Price*	\$1,737,500	\$2,923,709	+ 68.3%	\$1,950,000	\$2,223,709	+ 14.0%
Percent of List Price Received*	95.4%	100.4%	+ 5.2%	96.2%	96.5%	+ 0.4%
Days on Market Until Sale	30	121	+ 308.5%	47	73	+ 54.4%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

