

Local Market Update – May 2025

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

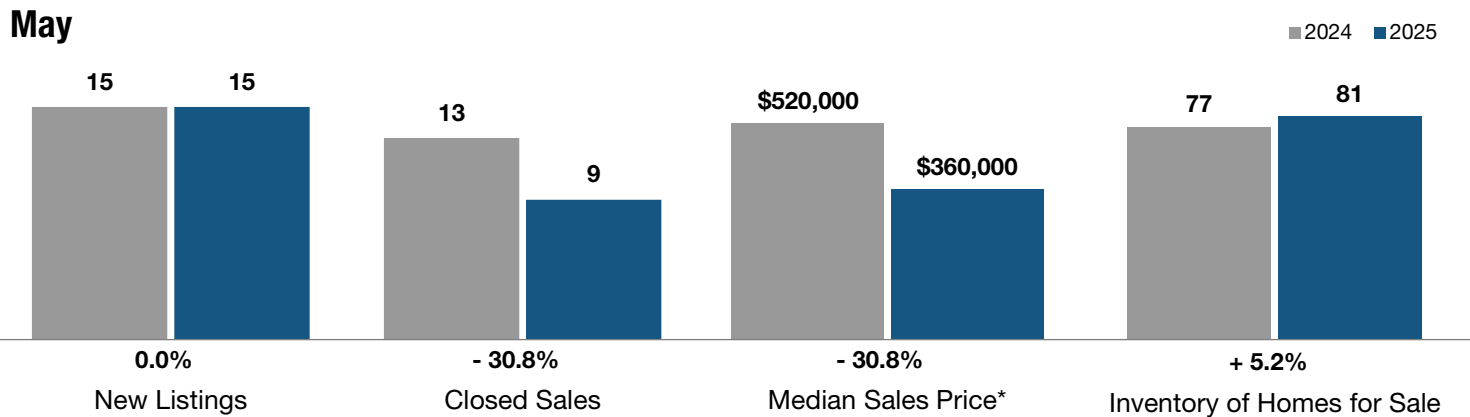


Forest Beach

Condos / Villas Only

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	15	15	0.0%	127	113	- 11.0%
Closed Sales	13	9	- 30.8%	78	58	- 25.6%
Median Sales Price*	\$520,000	\$360,000	- 30.8%	\$475,000	\$452,000	- 4.8%
Percent of List Price Received*	97.2%	94.2%	- 3.1%	96.4%	96.1%	- 0.3%
Days on Market Until Sale	45	63	+ 39.3%	67	81	+ 20.9%
Inventory of Homes for Sale	77	81	+ 5.2%	--	--	--

* 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

