

Local Market Update – May 2025

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

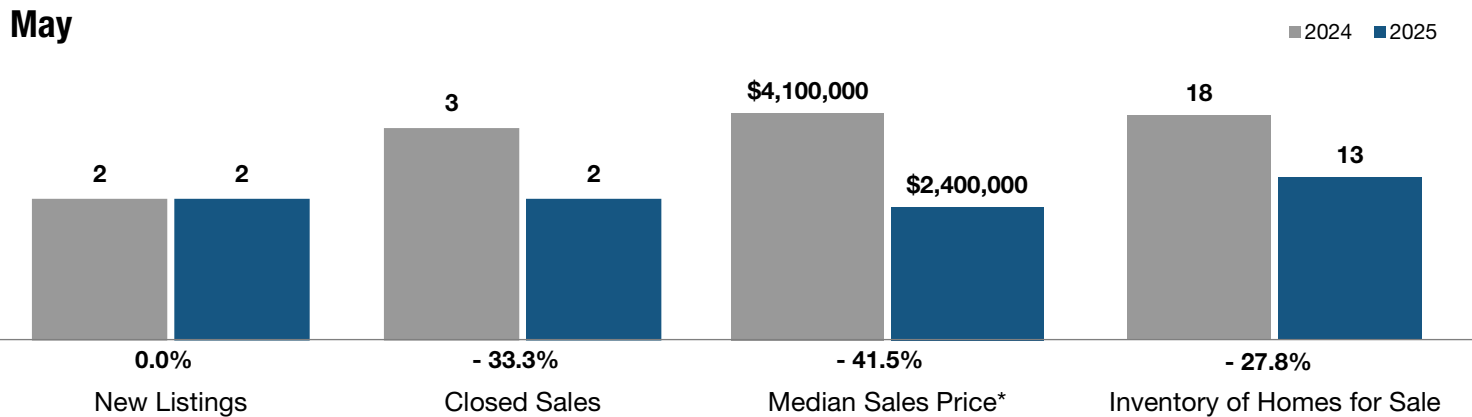


Forest Beach

Detached Homes Only

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	2	0.0%	23	19	- 17.4%
Closed Sales	3	2	- 33.3%	14	16	+ 14.3%
Median Sales Price*	\$4,100,000	\$2,400,000	- 41.5%	\$1,962,500	\$2,223,709	+ 13.3%
Percent of List Price Received*	94.7%	91.6%	- 3.3%	95.9%	95.9%	+ 0.1%
Days on Market Until Sale	41	42	+ 1.6%	46	69	+ 50.2%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--

* 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

