

Local Market Update – June 2025

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

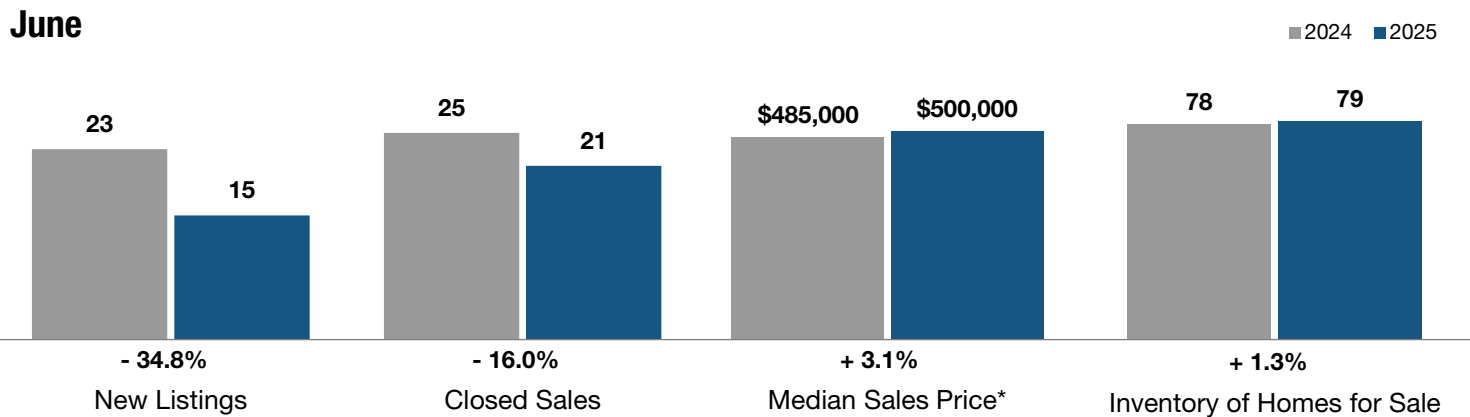


Forest Beach

Condos / Villas Only

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	23	15	- 34.8%	150	128	- 14.7%
Closed Sales	25	21	- 16.0%	103	80	- 22.3%
Median Sales Price*	\$485,000	\$500,000	+ 3.1%	\$475,000	\$462,500	- 2.6%
Percent of List Price Received*	96.5%	95.2%	- 1.4%	96.4%	95.8%	- 0.6%
Days on Market Until Sale	74	57	- 23.5%	69	74	+ 7.4%
Inventory of Homes for Sale	78	79	+ 1.3%	--	--	--

* 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

