

Local Market Update – June 2025

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



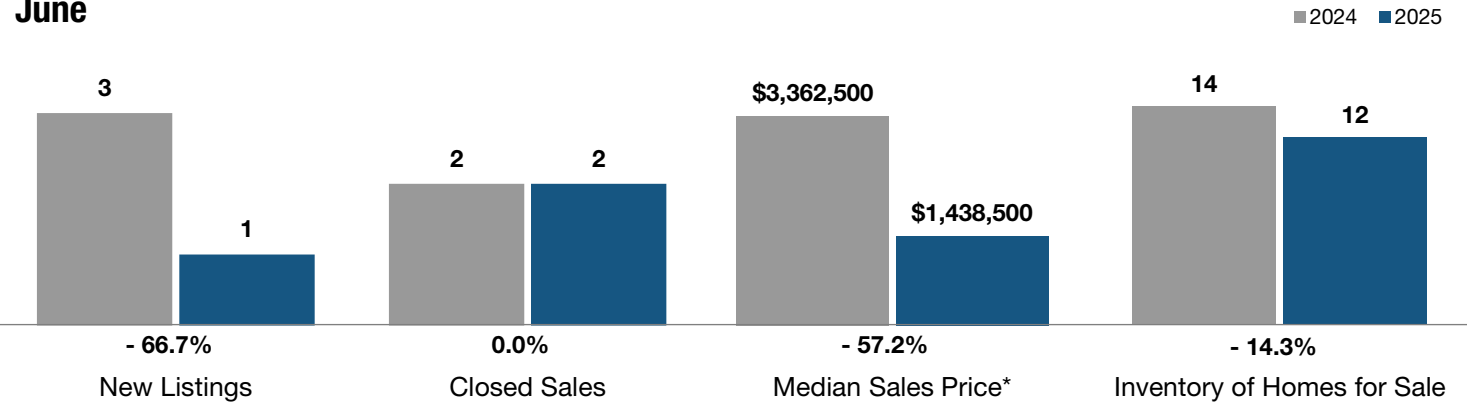
Forest Beach

Detached Homes Only

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	1	- 66.7%	26	20	- 23.1%
Closed Sales	2	2	0.0%	16	18	+ 12.5%
Median Sales Price*	\$3,362,500	\$1,438,500	- 57.2%	\$2,112,500	\$2,047,500	- 3.1%
Percent of List Price Received*	94.8%	95.7%	+ 1.0%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	102	243	+ 137.7%	53	88	+ 66.7%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--

* 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.

June



Historical Median Sales Price Rolling 12-Month Calculation

