

Local Market Update – July 2025

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



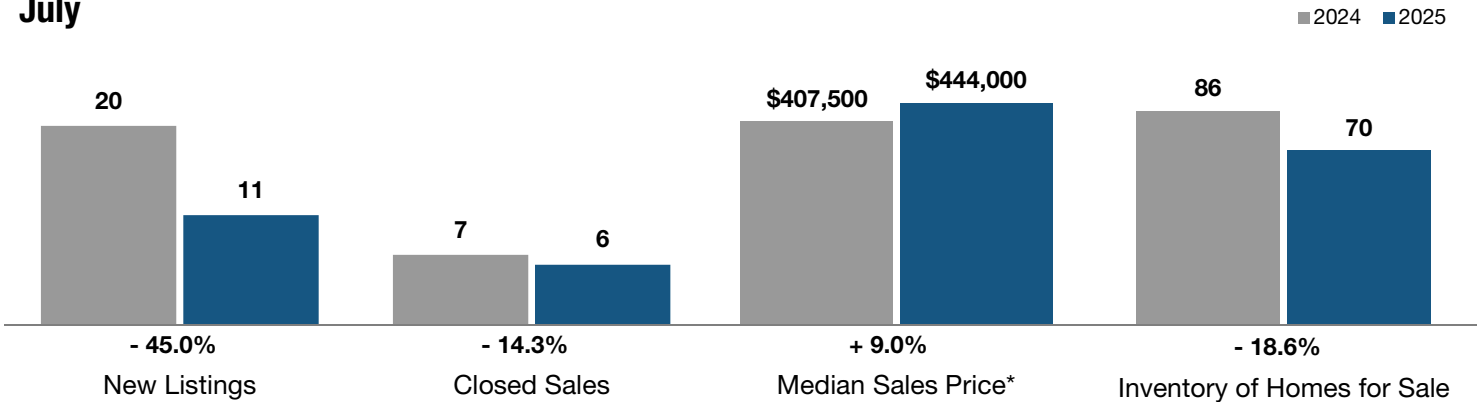
Forest Beach

Condos / Villas Only

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	20	11	- 45.0%	170	139	- 18.2%
Closed Sales	7	6	- 14.3%	110	86	- 21.8%
Median Sales Price*	\$407,500	\$444,000	+ 9.0%	\$475,000	\$456,500	- 3.9%
Percent of List Price Received*	97.0%	96.8%	- 0.2%	96.5%	95.9%	- 0.6%
Days on Market Until Sale	81	105	+ 29.6%	70	78	+ 12.1%
Inventory of Homes for Sale	86	70	- 18.6%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

