

Local Market Update – January 2023

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



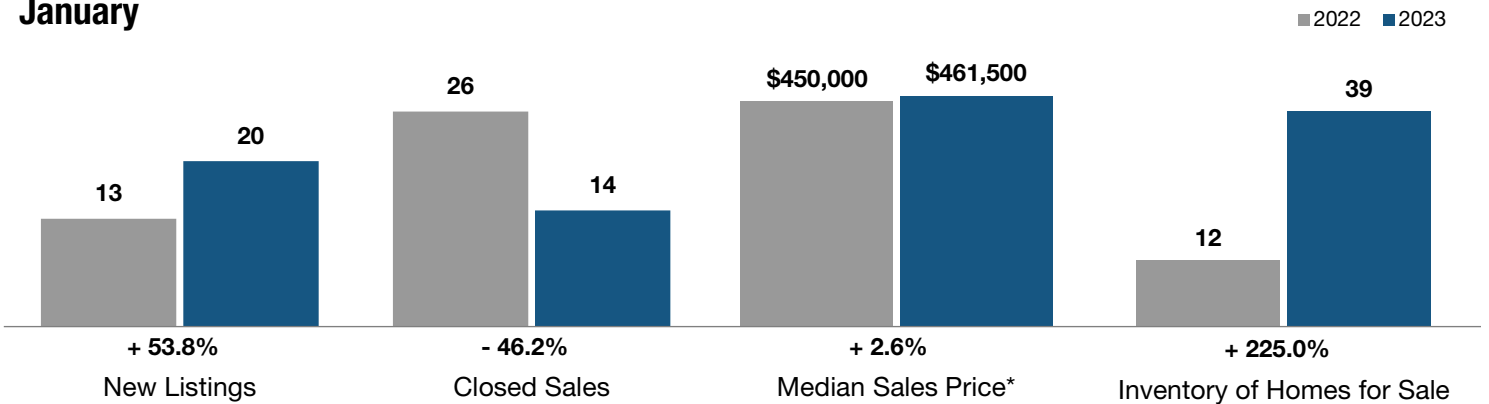
Forest Beach

Condos / Villas Only

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	13	20	+ 53.8%	13	20	+ 53.8%
Closed Sales	26	14	- 46.2%	26	14	- 46.2%
Median Sales Price*	\$450,000	\$461,500	+ 2.6%	\$450,000	\$461,500	+ 2.6%
Percent of List Price Received*	99.1%	96.5%	- 2.6%	99.1%	96.5%	- 2.6%
Days on Market Until Sale	92	117	+ 26.4%	92	117	+ 26.4%
Inventory of Homes for Sale	12	39	+ 225.0%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

