

Local Market Update – February 2023

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



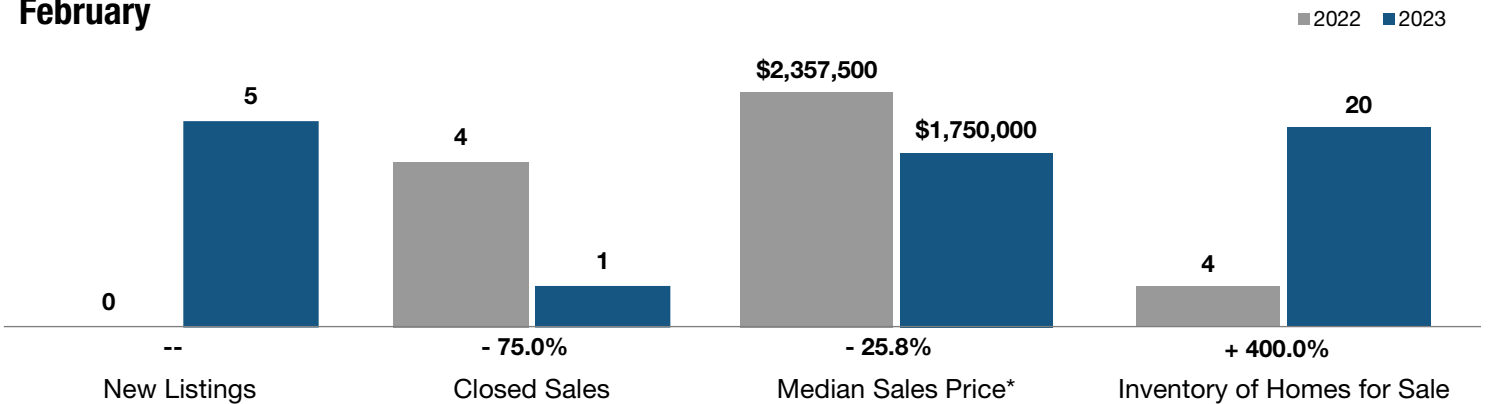
Forest Beach

Detached Homes Only

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	0	5	--	0	7	--
Closed Sales	4	1	- 75.0%	7	1	- 85.7%
Median Sales Price*	\$2,357,500	\$1,750,000	- 25.8%	\$2,115,000	\$1,750,000	- 17.3%
Percent of List Price Received*	96.5%	100.0%	+ 3.6%	95.1%	100.0%	+ 5.1%
Days on Market Until Sale	103	298	+ 190.7%	108	298	+ 176.7%
Inventory of Homes for Sale	4	20	+ 400.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

