

Local Market Update – April 2023

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



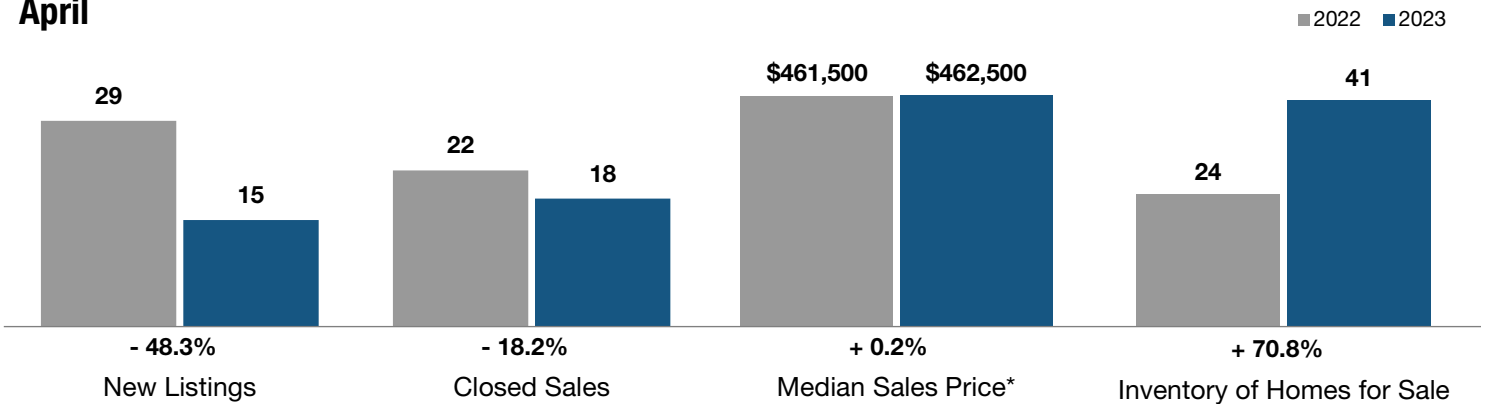
Forest Beach

Condos / Villas Only

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	29	15	- 48.3%	89	85	- 4.5%
Closed Sales	22	18	- 18.2%	91	62	- 31.9%
Median Sales Price*	\$461,500	\$462,500	+ 0.2%	\$412,500	\$445,000	+ 7.9%
Percent of List Price Received*	100.0%	96.5%	- 3.5%	99.6%	96.7%	- 2.9%
Days on Market Until Sale	74	122	+ 65.2%	86	98	+ 14.6%
Inventory of Homes for Sale	24	41	+ 70.8%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

