

# Local Market Update – July 2023

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

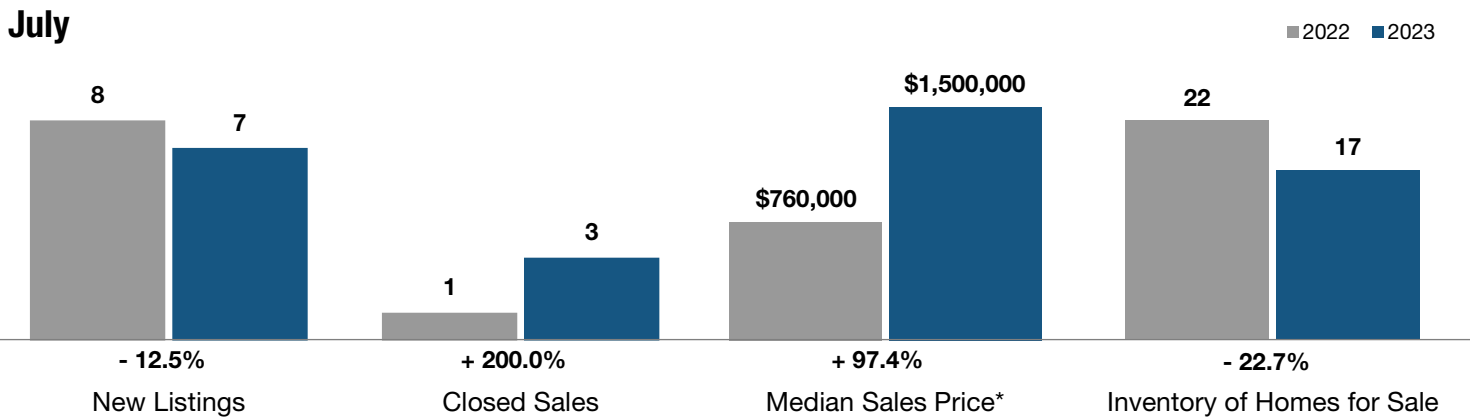


## Forest Beach

Detached Homes Only

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	8	7	- 12.5%	33	35	+ 6.1%
Closed Sales	1	3	+ 200.0%	17	18	+ 5.9%
Median Sales Price*	\$760,000	<b>\$1,500,000</b>	+ 97.4%	\$1,500,000	<b>\$1,840,000</b>	+ 22.7%
Percent of List Price Received*	102.7%	<b>94.3%</b>	- 8.2%	98.2%	<b>93.2%</b>	- 5.1%
Days on Market Until Sale	64	<b>239</b>	+ 273.4%	90	<b>147</b>	+ 64.5%
Inventory of Homes for Sale	22	<b>17</b>	- 22.7%	--	--	--

\* 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.



### Historical Median Sales Price Rolling 12-Month Calculation

