

Local Market Update – August 2025

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

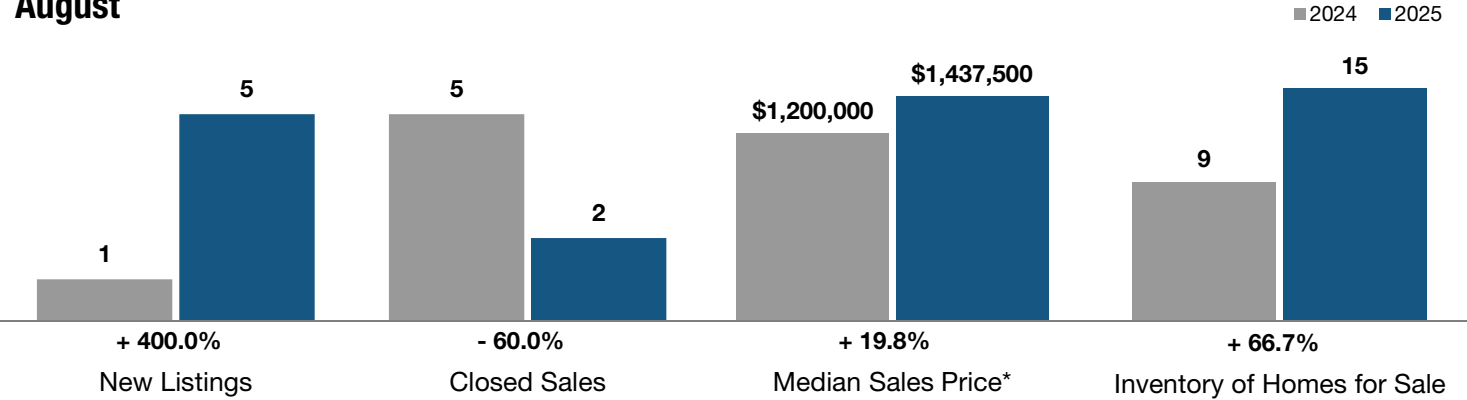


Long Cove

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	5	+ 400.0%	28	40	+ 42.9%
Closed Sales	5	2	- 60.0%	19	29	+ 52.6%
Median Sales Price*	\$1,200,000	\$1,437,500	+ 19.8%	\$1,298,000	\$1,250,000	- 3.7%
Percent of List Price Received*	94.0%	98.0%	+ 4.3%	95.8%	94.9%	- 0.9%
Days on Market Until Sale	41	82	+ 100.0%	56	103	+ 83.9%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

