

Local Market Update – July 2026

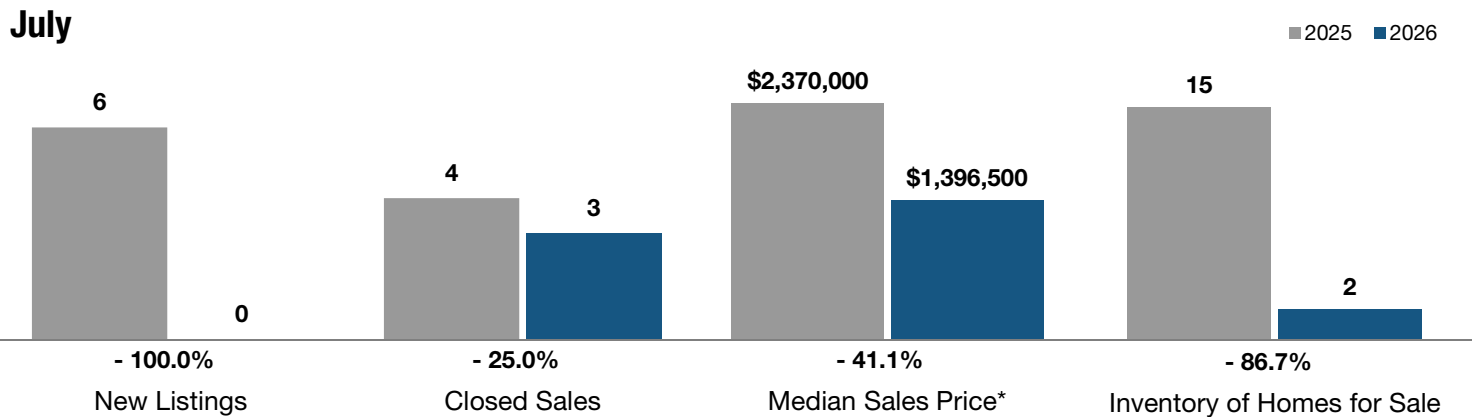
A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®



Long Cove

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	0	- 100.0%	35	17	- 51.4%
Closed Sales	4	3	- 25.0%	27	29	+ 7.4%
Median Sales Price*	\$2,370,000	\$1,396,500	- 41.1%	\$1,250,000	\$1,305,000	+ 4.4%
Percent of List Price Received*	95.6%	99.8%	+ 4.4%	94.6%	95.3%	+ 0.7%
Days on Market Until Sale	80	208	+ 160.0%	105	135	+ 28.6%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--

* 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

