

Local Market Update – February 2025

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

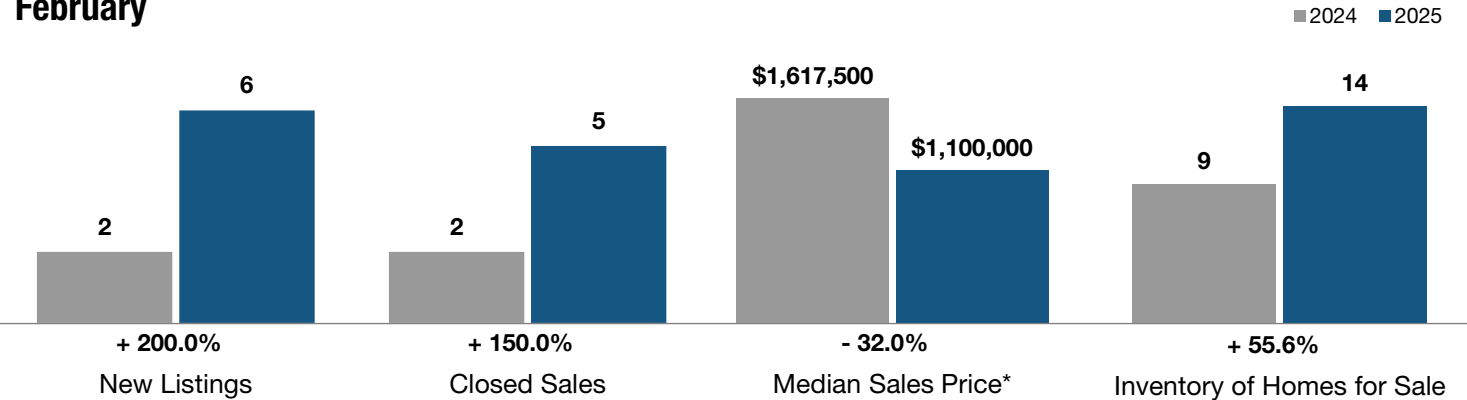


Long Cove

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	6	+ 200.0%	8	12	+ 50.0%
Closed Sales	2	5	+ 150.0%	3	6	+ 100.0%
Median Sales Price*	\$1,617,500	\$1,100,000	- 32.0%	\$1,600,000	\$1,125,000	- 29.7%
Percent of List Price Received*	98.1%	93.3%	- 4.9%	98.7%	94.0%	- 4.8%
Days on Market Until Sale	55	67	+ 21.8%	38	72	+ 89.5%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--

* 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

