

Local Market Update – May 2025

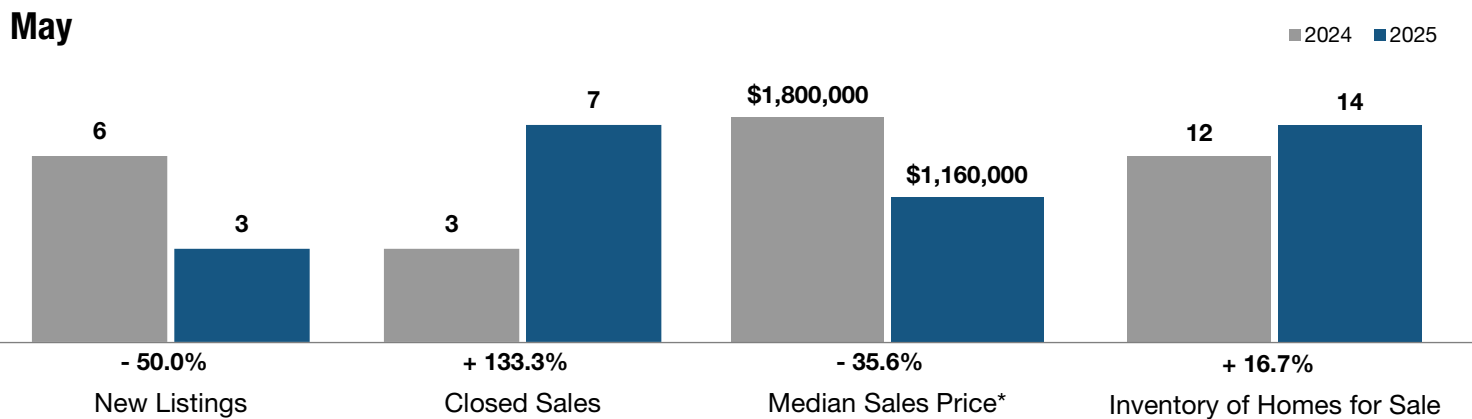
A Research Tool Provided by REsides, Inc. and the
Hilton Head Area Association of REALTORS®



Long Cove

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	6	3	- 50.0%	22	26	+ 18.2%
Closed Sales	3	7	+ 133.3%	12	19	+ 58.3%
Median Sales Price*	\$1,800,000	\$1,160,000	- 35.6%	\$1,438,006	\$1,250,000	- 13.1%
Percent of List Price Received*	97.6%	93.8%	- 3.9%	96.8%	93.8%	- 3.1%
Days on Market Until Sale	58	80	+ 37.9%	66	86	+ 30.3%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--

* 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

