

Local Market Update – July 2025

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

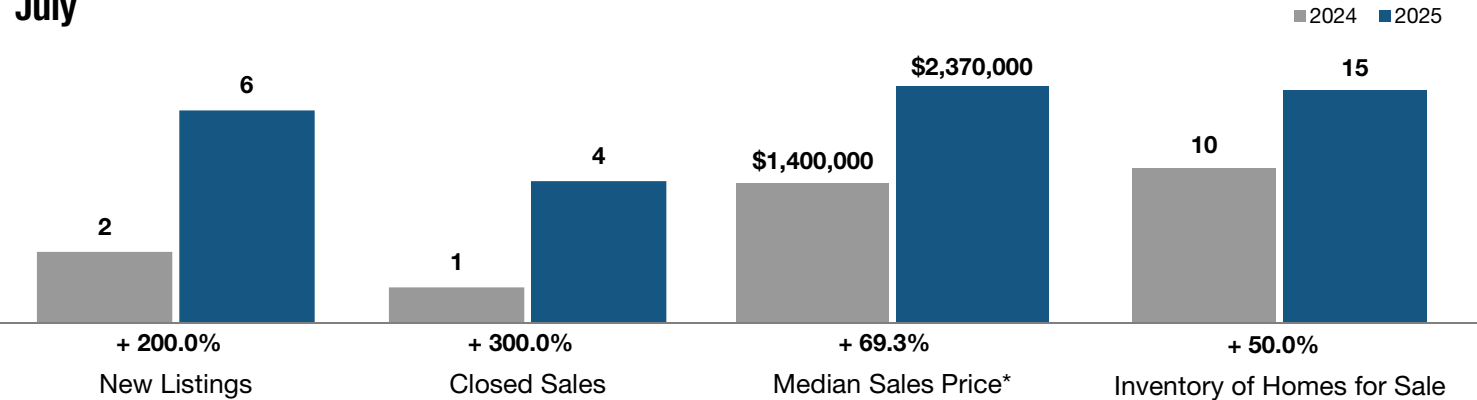


Long Cove

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	6	+ 200.0%	27	35	+ 29.6%
Closed Sales	1	4	+ 300.0%	14	27	+ 92.9%
Median Sales Price*	\$1,400,000	\$2,370,000	+ 69.3%	\$1,382,500	\$1,250,000	- 9.6%
Percent of List Price Received*	96.6%	95.6%	- 1.0%	96.5%	94.6%	- 2.0%
Days on Market Until Sale	60	80	+ 33.3%	61	105	+ 72.1%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--

* 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.

July



Historical Median Sales Price Rolling 12-Month Calculation

