

Local Market Update – February 2026

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

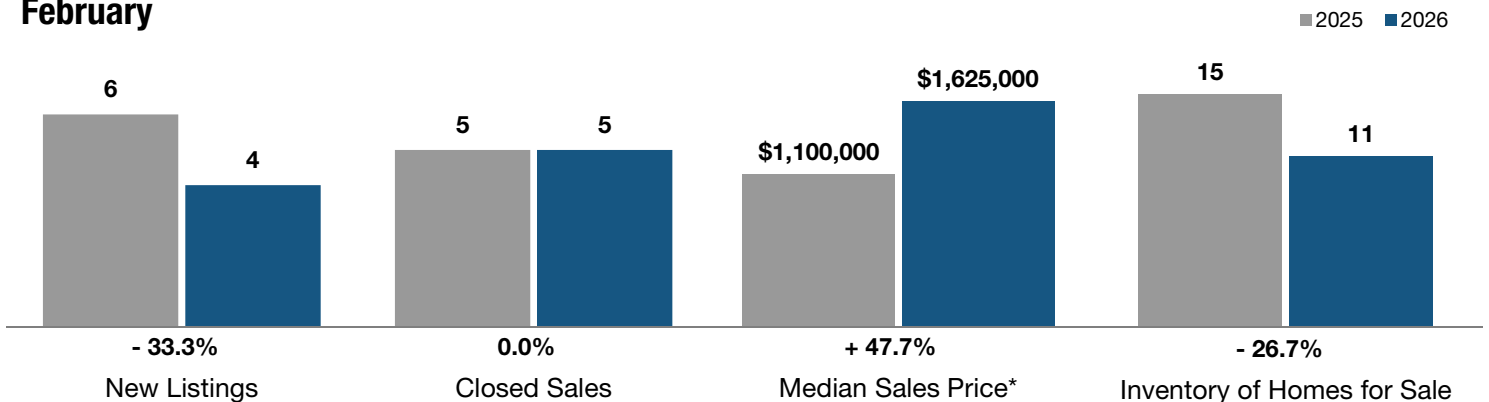


Long Cove

| Key Metrics | February | | | Year to Date | | |
|---------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | 2025 | 2026 | Percent Change |
| New Listings | 6 | 4 | - 33.3% | 12 | 9 | - 25.0% |
| Closed Sales | 5 | 5 | 0.0% | 6 | 10 | + 66.7% |
| Median Sales Price* | \$1,100,000 | \$1,625,000 | + 47.7% | \$1,125,000 | \$1,458,500 | + 29.6% |
| Percent of List Price Received* | 93.3% | 95.4% | + 2.3% | 94.0% | 95.2% | + 1.3% |
| Days on Market Until Sale | 67 | 139 | + 107.5% | 72 | 116 | + 61.1% |
| Inventory of Homes for Sale | 15 | 11 | - 26.7% | -- | -- | -- |

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

