

Local Market Update – September 2026

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

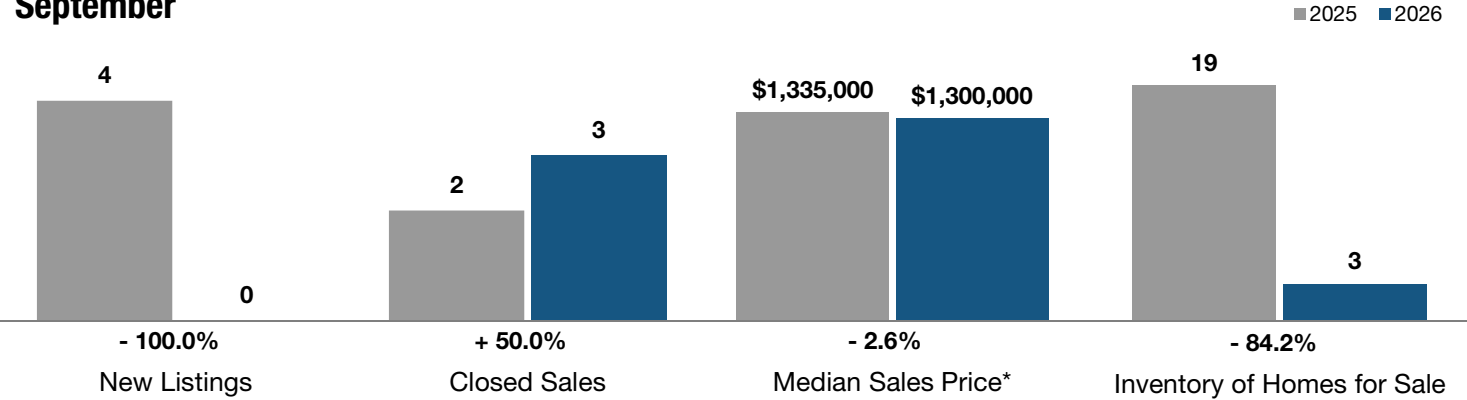


Long Cove

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	4	0	- 100.0%	44	23	- 47.7%
Closed Sales	2	3	+ 50.0%	31	33	+ 6.5%
Median Sales Price*	\$1,335,000	\$1,300,000	- 2.6%	\$1,250,000	\$1,300,000	+ 4.0%
Percent of List Price Received*	97.3%	99.2%	+ 2.0%	95.0%	95.7%	+ 0.7%
Days on Market Until Sale	83	87	+ 4.8%	102	130	+ 27.5%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

