

Local Market Update – August 2026

A Research Tool Provided by RESides, Inc. and the
Hilton Head Area REALTORS®

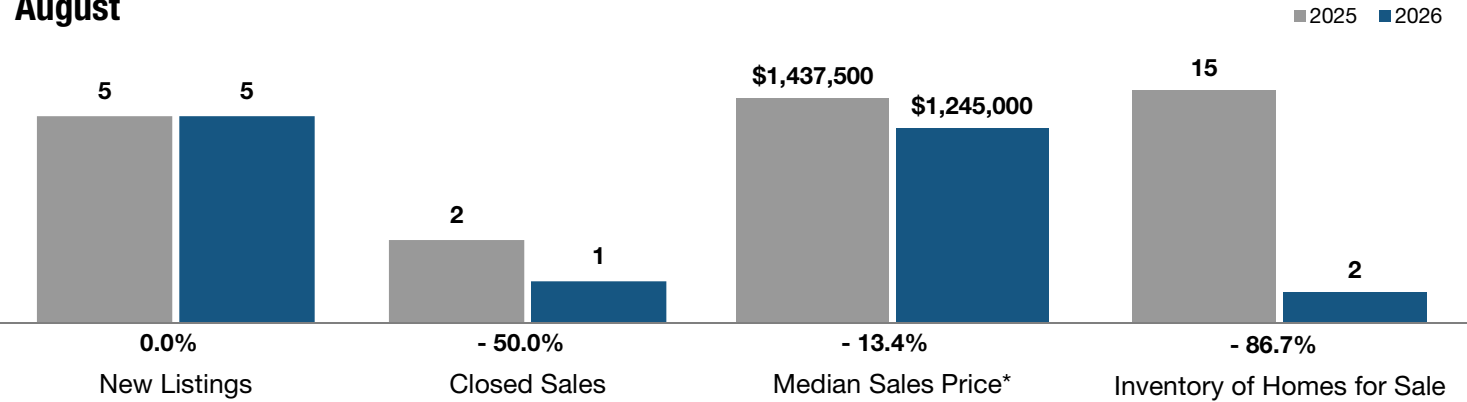


Long Cove

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	5	0.0%	40	22	- 45.0%
Closed Sales	2	1	- 50.0%	29	30	+ 3.4%
Median Sales Price*	\$1,437,500	\$1,245,000	- 13.4%	\$1,250,000	\$1,299,000	+ 3.9%
Percent of List Price Received*	98.0%	95.8%	- 2.2%	94.9%	95.3%	+ 0.4%
Days on Market Until Sale	82	88	+ 7.3%	103	134	+ 30.1%
Inventory of Homes for Sale	15	2	- 86.7%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

