

Local Market Update – May 2026

A Research Tool Provided by the Charleston Trident Association of REALTORS®



Seabrook Island

Area 30

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	9	0.0%	65	45	- 30.8%
Closed Sales	8	8	0.0%	45	35	- 22.2%
Median Sales Price*	\$1,862,500	\$1,325,000	- 28.9%	\$1,486,000	\$1,500,000	+ 0.9%
Average Sales Price*	\$2,146,875	\$1,740,069	- 18.9%	\$1,805,657	\$1,618,244	- 10.4%
Percent of Original List Price Received*	96.6%	93.2%	- 3.5%	93.5%	94.0%	+ 0.5%
Days on Market Until Sale	45	55	+ 22.2%	72	62	- 13.9%
Inventory of Homes for Sale	37	23	- 37.8%	--	--	--

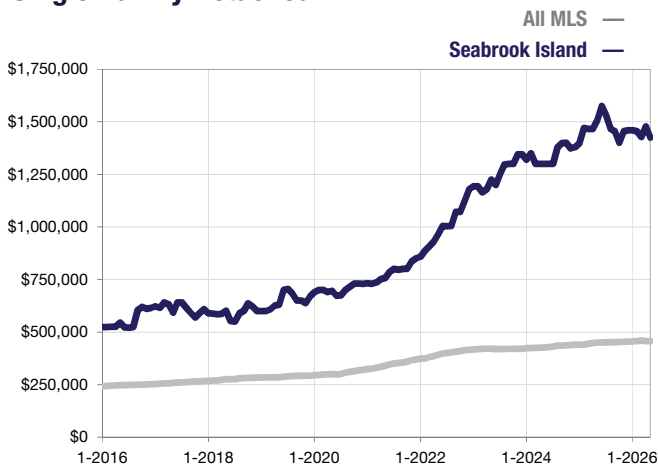
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	9	+ 50.0%	59	65	+ 10.2%
Closed Sales	12	11	- 8.3%	33	39	+ 18.2%
Median Sales Price*	\$780,000	\$617,000	- 20.9%	\$650,000	\$650,000	0.0%
Average Sales Price*	\$860,667	\$651,773	- 24.3%	\$698,697	\$777,705	+ 11.3%
Percent of Original List Price Received*	96.1%	93.9%	- 2.3%	94.9%	94.9%	0.0%
Days on Market Until Sale	59	119	+ 101.7%	64	73	+ 14.1%
Inventory of Homes for Sale	49	46	- 6.1%	--	--	--

* 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

Single-Family Detached



Townhouse-Condo Attached

