Local Market Update – October 2026

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

Sullivan's Island

Area 43

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	2	**3**	+ 50.0%	59	**73**	+ 23.7%
Closed Sales	2	**6**	+ 200.0%	28	**33**	+ 17.9%
Median Sales Price*	$9,125,000	**$6,775,000**	- 25.8%	$4,100,000	**$4,750,000**	+ 15.9%
Average Sales Price*	$9,125,000	**$8,766,667**	- 3.9%	$5,408,929	**$6,036,659**	+ 11.6%
Percent of Original List Price Received*	88.6%	**85.7%**	- 3.3%	92.8%	**92.0%**	- 0.9%
Days on Market Until Sale	118	**152**	+ 28.8%	65	**91**	+ 40.0%
Inventory of Homes for Sale	18	**29**	+ 61.1%	--	**--**	--

* 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.

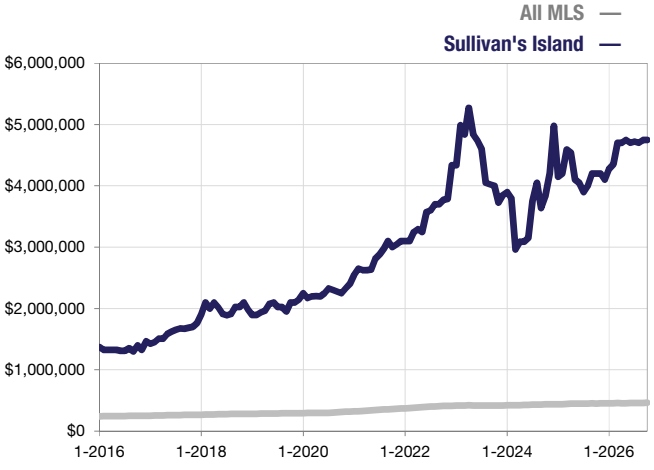
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	0	**0**	--	0	**2**	--
Closed Sales	0	**0**	--	0	**1**	--
Median Sales Price*	$0	**$0**	--	$0	**$894,000**	--
Average Sales Price*	$0	**$0**	--	$0	**$894,000**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**99.4%**	--
Days on Market Until Sale	0	**0**	--	0	**17**	--
Inventory of Homes for Sale	0	**0**	--	--	**--**	--

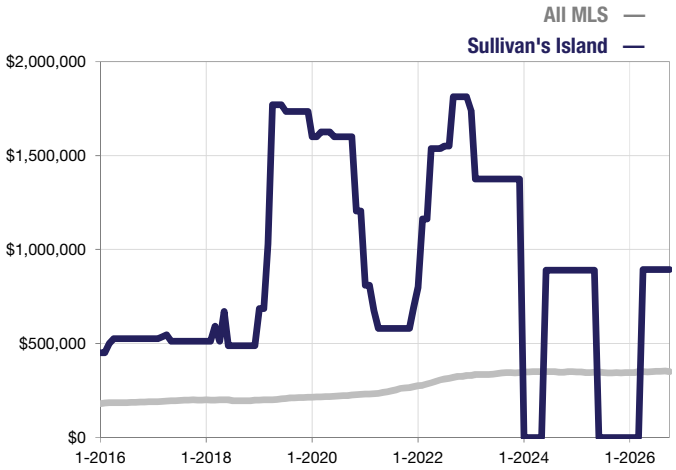
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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