

Local Market Update – July 2026

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



Seabrook Island

Area 30

Single-Family Detached	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	11	7	- 36.4%	87	61	- 29.9%
Closed Sales	11	5	- 54.5%	68	52	- 23.5%
Median Sales Price*	\$1,183,957	\$1,150,000	- 2.9%	\$1,475,500	\$1,392,000	- 5.7%
Average Sales Price*	\$1,333,292	\$1,973,000	+ 48.0%	\$1,742,636	\$1,627,520	- 6.6%
Percent of Original List Price Received*	93.1%	94.2%	+ 1.2%	93.7%	93.9%	+ 0.2%
Days on Market Until Sale	102	67	- 34.3%	71	69	- 2.8%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--

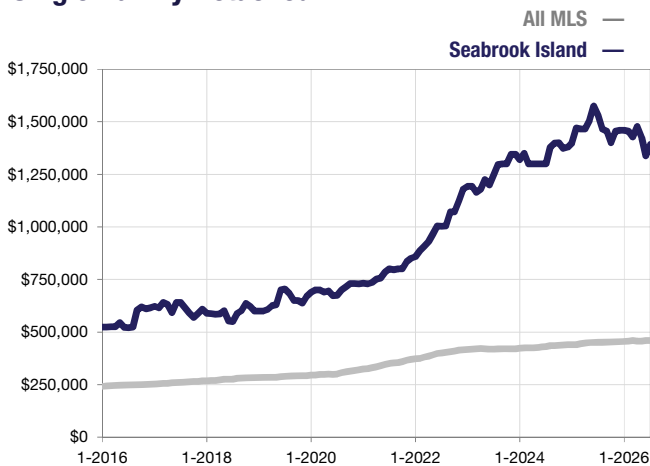
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	5	- 44.4%	77	83	+ 7.8%
Closed Sales	6	5	- 16.7%	43	55	+ 27.9%
Median Sales Price*	\$655,000	\$610,000	- 6.9%	\$660,000	\$630,000	- 4.5%
Average Sales Price*	\$655,092	\$766,800	+ 17.1%	\$703,058	\$758,882	+ 7.9%
Percent of Original List Price Received*	96.2%	92.8%	- 3.5%	95.4%	94.2%	- 1.3%
Days on Market Until Sale	51	51	0.0%	57	80	+ 40.4%
Inventory of Homes for Sale	44	48	+ 9.1%	--	--	--

* 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

