Local Market Update – July 2026

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

Sullivan's Island

Area 43

Single-Family Detached

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	4	**7**	+ 75.0%	49	**52**	+ 6.1%
Closed Sales	3	**2**	- 33.3%	20	**22**	+ 10.0%
Median Sales Price*	$2,600,000	**$6,875,000**	+ 164.4%	$3,700,000	**$4,725,000**	+ 27.7%
Average Sales Price*	$4,766,667	**$6,875,000**	+ 44.2%	$4,902,500	**$5,783,625**	+ 18.0%
Percent of Original List Price Received*	88.2%	**96.2%**	+ 9.1%	94.1%	**93.7%**	- 0.4%
Days on Market Until Sale	25	**176**	+ 604.0%	49	**79**	+ 61.2%
Inventory of Homes for Sale	23	**25**	+ 8.7%	--	**--**	--

* 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.

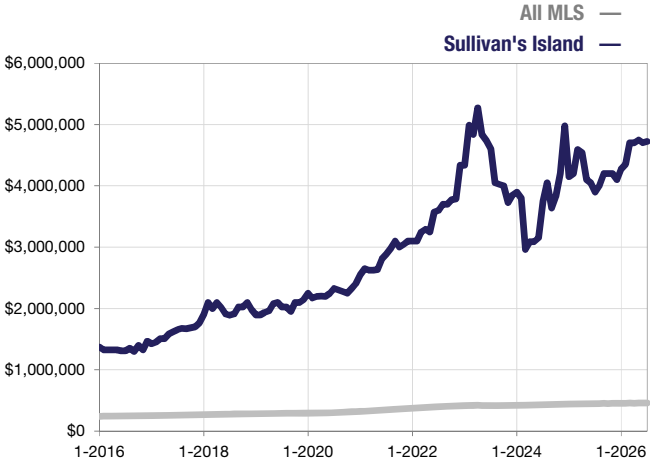
Townhouse-Condo Attached

	July			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	**1**	--	--	**--**	--

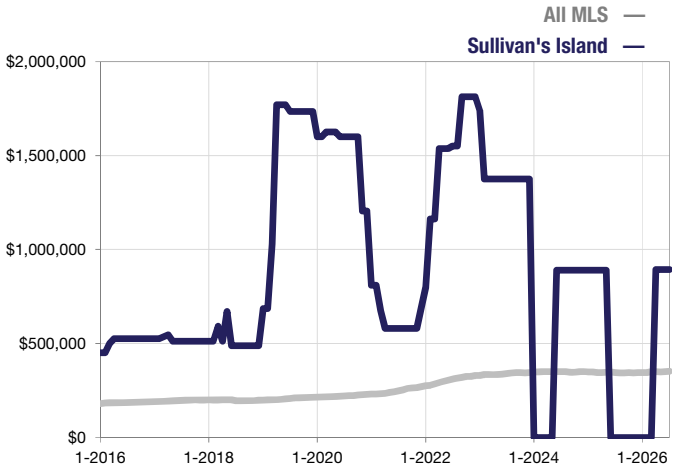
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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