

Local Market Update – August 2026

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	9	10	+ 11.1%	96	71	- 26.0%
Closed Sales	11	13	+ 18.2%	79	66	- 16.5%
Median Sales Price*	\$1,250,000	\$1,990,000	+ 59.2%	\$1,455,000	\$1,500,000	+ 3.1%
Average Sales Price*	\$1,688,955	\$1,901,692	+ 12.6%	\$1,735,161	\$1,724,289	- 0.6%
Percent of Original List Price Received*	91.4%	92.1%	+ 0.8%	93.4%	93.6%	+ 0.2%
Days on Market Until Sale	76	90	+ 18.4%	72	72	0.0%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--

* 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.

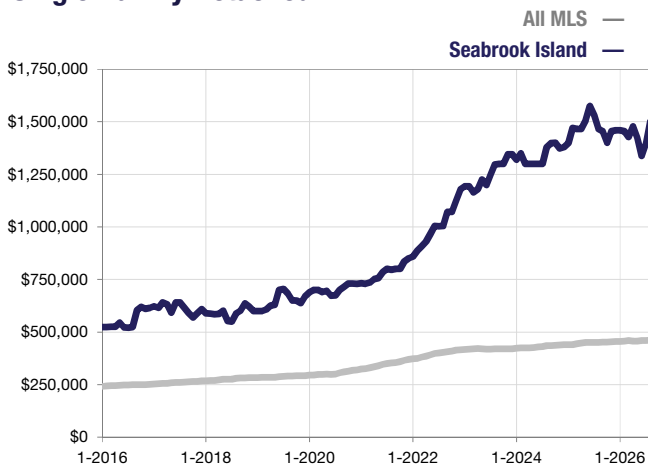
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	12	8	- 33.3%	89	91	+ 2.2%
Closed Sales	9	5	- 44.4%	52	60	+ 15.4%
Median Sales Price*	\$690,000	\$679,000	- 1.6%	\$662,500	\$639,500	- 3.5%
Average Sales Price*	\$722,222	\$752,000	+ 4.1%	\$706,375	\$758,308	+ 7.4%
Percent of Original List Price Received*	90.2%	96.1%	+ 6.5%	94.5%	94.3%	- 0.2%
Days on Market Until Sale	189	22	- 88.4%	80	75	- 6.3%
Inventory of Homes for Sale	46	43	- 6.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

