

Local Market Update – August 2026

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



Sullivan's Island

Area 43

Single-Family Detached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	3	6	+ 100.0%	52	58	+ 11.5%
Closed Sales	4	1	- 75.0%	24	23	- 4.2%
Median Sales Price*	\$6,200,000	\$3,000,000	- 51.6%	\$4,100,000	\$4,700,000	+ 14.6%
Average Sales Price*	\$7,275,000	\$3,000,000	- 58.8%	\$5,297,917	\$5,662,598	+ 6.9%
Percent of Original List Price Received*	94.4%	85.7%	- 9.2%	94.1%	93.4%	- 0.7%
Days on Market Until Sale	93	100	+ 7.5%	56	80	+ 42.9%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--

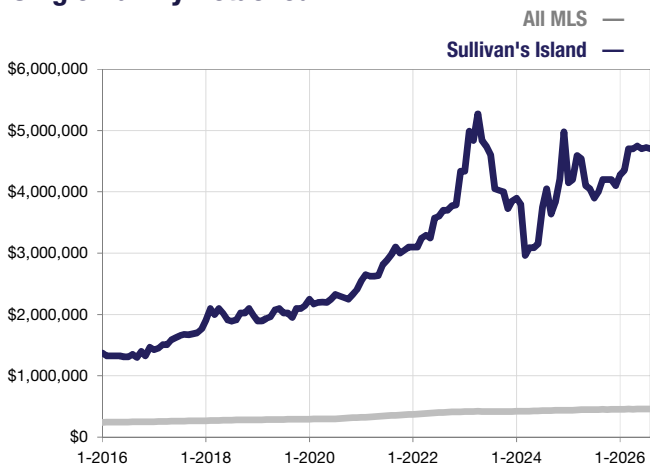
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			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

