Local Market Update – October 2026

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

Seabrook Island

Area 30

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	8	**13**	+ 62.5%	111	**93**	- 16.2%
Closed Sales	7	**11**	+ 57.1%	91	**86**	- 5.5%
Median Sales Price*	$985,000	**$2,100,000**	+ 113.2%	$1,400,000	**$1,535,000**	+ 9.6%
Average Sales Price*	$1,715,429	**$1,926,273**	+ 12.3%	$1,720,997	**$1,764,855**	+ 2.5%
Percent of Original List Price Received*	97.0%	**93.9%**	- 3.2%	93.5%	**93.5%**	0.0%
Days on Market Until Sale	33	**27**	- 18.2%	69	**67**	- 2.9%
Inventory of Homes for Sale	29	**16**	- 44.8%	--	**--**	--

* 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.

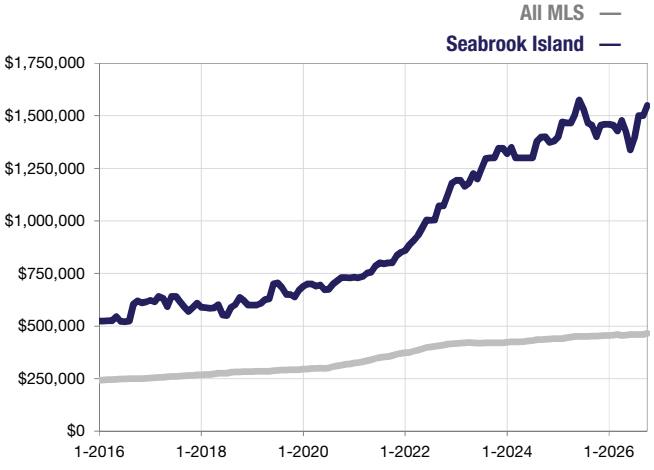
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	11	**11**	0.0%	112	**113**	+ 0.9%
Closed Sales	7	**6**	- 14.3%	62	**72**	+ 16.1%
Median Sales Price*	$450,000	**$715,000**	+ 58.9%	$655,000	**$639,500**	- 2.4%
Average Sales Price*	$598,214	**$800,000**	+ 33.7%	$700,548	**$763,938**	+ 9.0%
Percent of Original List Price Received*	94.1%	**90.1%**	- 4.3%	94.6%	**94.0%**	- 0.6%
Days on Market Until Sale	128	**130**	+ 1.6%	82	**79**	- 3.7%
Inventory of Homes for Sale	46	**40**	- 13.0%	--	**--**	--

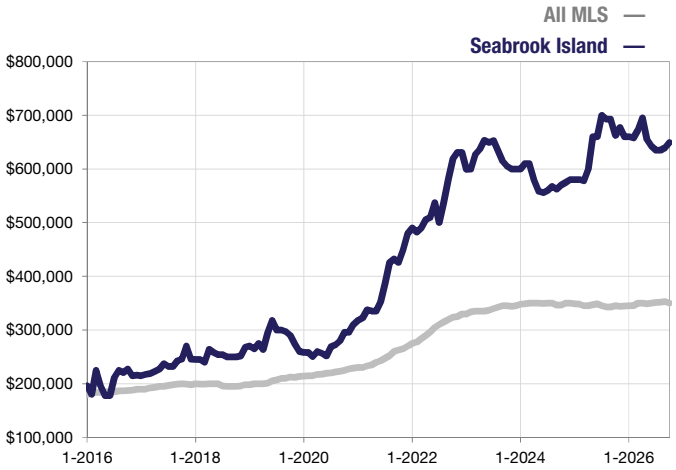
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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