

Local Market Update – July 2025

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



Seabrook Island

Area 30

Single-Family Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	11	11	0.0%	87	88	+ 1.1%
Closed Sales	10	11	+ 10.0%	64	68	+ 6.3%
Median Sales Price*	\$1,557,500	\$1,183,957	- 24.0%	\$1,300,000	\$1,475,500	+ 13.5%
Average Sales Price*	\$1,499,610	\$1,333,292	- 11.1%	\$1,517,445	\$1,742,636	+ 14.8%
Percent of Original List Price Received*	88.4%	93.1%	+ 5.3%	93.4%	93.7%	+ 0.3%
Days on Market Until Sale	99	102	+ 3.0%	51	71	+ 39.2%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--

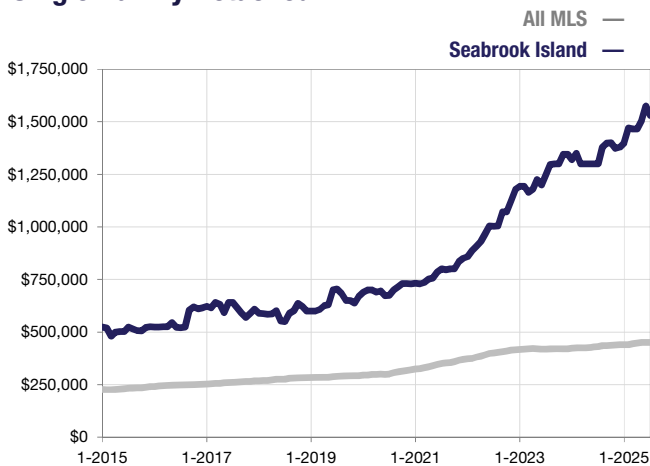
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	6	9	+ 50.0%	71	77	+ 8.5%
Closed Sales	6	6	0.0%	49	43	- 12.2%
Median Sales Price*	\$567,500	\$655,000	+ 15.4%	\$570,000	\$660,000	+ 15.8%
Average Sales Price*	\$527,083	\$655,092	+ 24.3%	\$664,004	\$703,058	+ 5.9%
Percent of Original List Price Received*	92.9%	96.2%	+ 3.6%	93.2%	95.4%	+ 2.4%
Days on Market Until Sale	40	51	+ 27.5%	58	57	- 1.7%
Inventory of Homes for Sale	27	43	+ 59.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

