

Local Market Update – April 2026

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



Seabrook Island

Area 30

Single-Family Detached	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	12	7	- 41.7%	56	36	- 35.7%
Closed Sales	15	7	- 53.3%	37	27	- 27.0%
Median Sales Price*	\$1,810,000	\$1,765,000	- 2.5%	\$1,465,000	\$1,500,000	+ 2.4%
Average Sales Price*	\$1,878,723	\$1,746,286	- 7.0%	\$1,731,880	\$1,578,444	- 8.9%
Percent of Original List Price Received*	92.9%	94.1%	+ 1.3%	92.8%	94.1%	+ 1.4%
Days on Market Until Sale	89	87	- 2.2%	78	64	- 17.9%
Inventory of Homes for Sale	40	23	- 42.5%	--	--	--

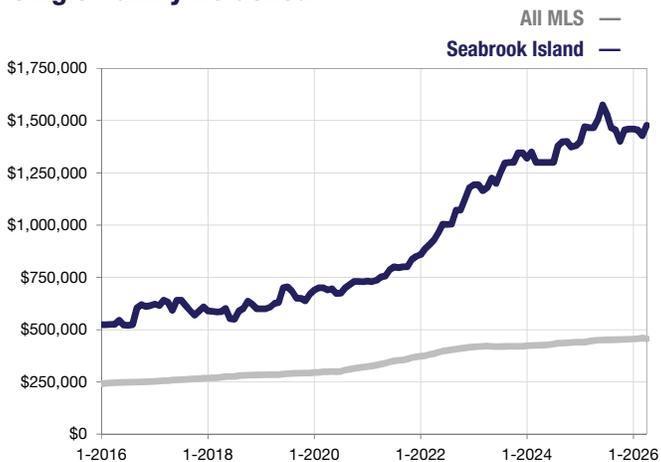
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	17	11	- 35.3%	53	56	+ 5.7%
Closed Sales	11	7	- 36.4%	21	28	+ 33.3%
Median Sales Price*	\$600,000	\$699,000	+ 16.5%	\$600,000	\$672,500	+ 12.1%
Average Sales Price*	\$570,182	\$678,071	+ 18.9%	\$606,143	\$827,179	+ 36.5%
Percent of Original List Price Received*	92.7%	97.8%	+ 5.5%	94.2%	95.2%	+ 1.1%
Days on Market Until Sale	63	40	- 36.5%	67	55	- 17.9%
Inventory of Homes for Sale	50	50	0.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

