

# Local Market Update – November 2025

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



## Seabrook Island

Area 30

Single-Family Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	9	7	- 22.2%	140	118	- 15.7%
Closed Sales	6	1	- 83.3%	91	92	+ 1.1%
Median Sales Price*	\$1,025,000	\$1,830,000	+ 78.5%	\$1,373,200	\$1,427,500	+ 4.0%
Average Sales Price*	\$1,181,500	\$1,830,000	+ 54.9%	\$1,588,622	\$1,722,182	+ 8.4%
Percent of Original List Price Received*	89.5%	96.6%	+ 7.9%	93.5%	93.6%	+ 0.1%
Days on Market Until Sale	75	30	- 60.0%	48	69	+ 43.8%
Inventory of Homes for Sale	46	25	- 45.7%	--	--	--

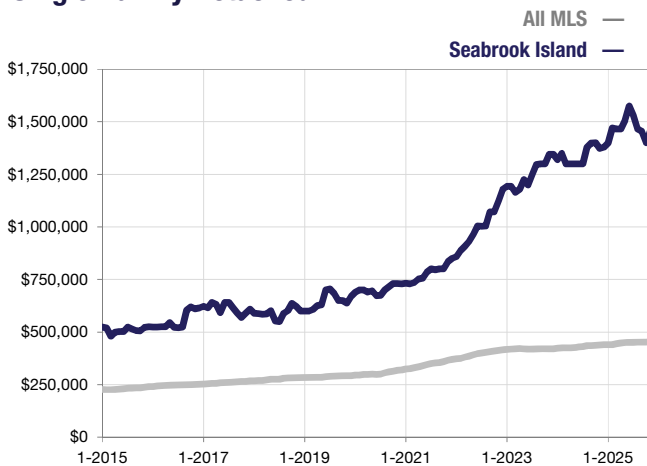
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	6	6	0.0%	107	118	+ 10.3%
Closed Sales	4	8	+ 100.0%	67	70	+ 4.5%
Median Sales Price*	\$662,725	\$740,000	+ 11.7%	\$575,000	\$662,500	+ 15.2%
Average Sales Price*	\$796,363	\$723,500	- 9.1%	\$711,644	\$703,171	- 1.2%
Percent of Original List Price Received*	90.2%	89.7%	- 0.6%	93.0%	94.1%	+ 1.2%
Days on Market Until Sale	46	90	+ 95.7%	57	83	+ 45.6%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--

\* 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

