

Local Market Update – December 2025

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



Seabrook Island

Area 30

Single-Family Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	5	10	+ 100.0%	145	128	- 11.7%
Closed Sales	9	8	- 11.1%	100	100	0.0%
Median Sales Price*	\$1,525,000	\$1,887,500	+ 23.8%	\$1,379,100	\$1,460,000	+ 5.9%
Average Sales Price*	\$1,914,444	\$2,004,625	+ 4.7%	\$1,617,946	\$1,744,778	+ 7.8%
Percent of Original List Price Received*	96.5%	88.0%	- 8.8%	93.8%	93.1%	- 0.7%
Days on Market Until Sale	17	152	+ 794.1%	45	76	+ 68.9%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--

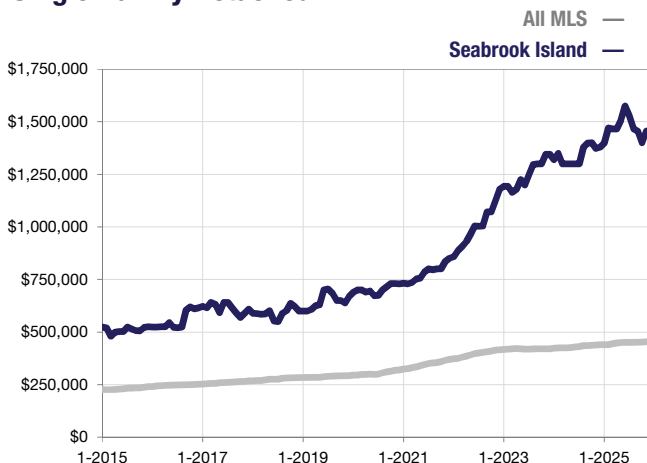
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	6	8	+ 33.3%	113	126	+ 11.5%
Closed Sales	4	9	+ 125.0%	71	79	+ 11.3%
Median Sales Price*	\$1,208,750	\$510,000	- 57.8%	\$580,000	\$660,000	+ 13.8%
Average Sales Price*	\$1,524,375	\$631,556	- 58.6%	\$757,432	\$695,013	- 8.2%
Percent of Original List Price Received*	96.9%	91.3%	- 5.8%	93.2%	93.7%	+ 0.5%
Days on Market Until Sale	63	144	+ 128.6%	58	90	+ 55.2%
Inventory of Homes for Sale	33	41	+ 24.2%	--	--	--

* 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

