

Local Market Update – May 2025

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



Seabrook Island

Area 30

Single-Family Detached				Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	13	10	- 23.1%	65	66	+ 1.5%
Closed Sales	17	8	- 52.9%	43	45	+ 4.7%
Median Sales Price*	\$1,245,000	\$1,862,500	+ 49.6%	\$1,300,000	\$1,486,000	+ 14.3%
Average Sales Price*	\$1,550,059	\$2,146,875	+ 38.5%	\$1,544,706	\$1,805,657	+ 16.9%
Percent of Original List Price Received*	94.4%	96.6%	+ 2.3%	94.8%	93.5%	- 1.4%
Days on Market Until Sale	44	45	+ 2.3%	43	72	+ 67.4%
Inventory of Homes for Sale	27	37	+ 37.0%	--	--	--

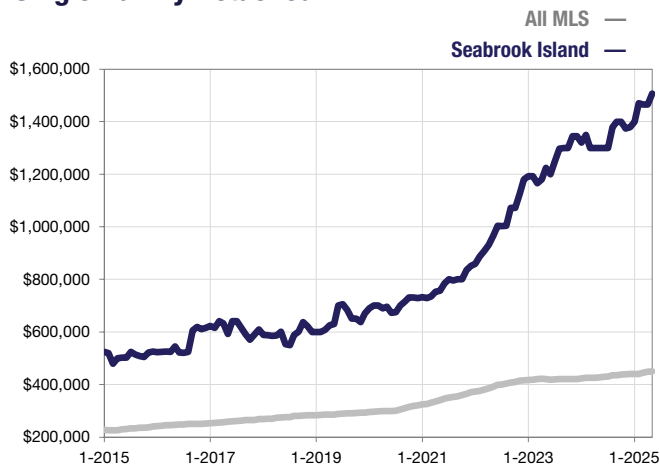
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	8	6	- 25.0%	58	59	+ 1.7%
Closed Sales	10	12	+ 20.0%	41	33	- 19.5%
Median Sales Price*	\$495,000	\$780,000	+ 57.6%	\$560,000	\$650,000	+ 16.1%
Average Sales Price*	\$736,770	\$860,667	+ 16.8%	\$658,212	\$698,697	+ 6.2%
Percent of Original List Price Received*	93.5%	96.1%	+ 2.8%	93.3%	94.9%	+ 1.7%
Days on Market Until Sale	57	59	+ 3.5%	63	64	+ 1.6%
Inventory of Homes for Sale	31	49	+ 58.1%	--	--	--

* 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

