

## Local Market Update – December 2025

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



# Seabrook Island

Area 30

Key Metrics	December			Year to Date		
	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	<b>\$1,887,500</b>	+ 23.8%	\$1,379,100	<b>\$1,460,000</b>	+ 5.9%
Average Sales Price*	\$1,914,444	<b>\$2,004,625</b>	+ 4.7%	\$1,617,946	<b>\$1,744,778</b>	+ 7.8%
Percent of Original List Price Received*	96.5%	<b>88.0%</b>	- 8.8%	93.8%	<b>93.1%</b>	- 0.7%
Days on Market Until Sale	17	<b>152</b>	+ 794.1%	45	<b>76</b>	+ 68.9%
Inventory of Homes for Sale	40	<b>29</b>	- 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.

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

