

# Local Market Update – March 2025

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



## Seabrook Island

Area 30

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	19	14	- 26.3%	38	44	+ 15.8%
Closed Sales	4	11	+ 175.0%	17	22	+ 29.4%
Median Sales Price*	\$1,300,000	\$1,324,000	+ 1.8%	\$1,300,000	\$1,362,500	+ 4.8%
Average Sales Price*	\$1,400,000	\$1,474,427	+ 5.3%	\$1,360,595	\$1,631,759	+ 19.9%
Percent of Original List Price Received*	96.4%	94.1%	- 2.4%	95.6%	92.8%	- 2.9%
Days on Market Until Sale	58	76	+ 31.0%	36	70	+ 94.4%
Inventory of Homes for Sale	30	38	+ 26.7%	--	--	--

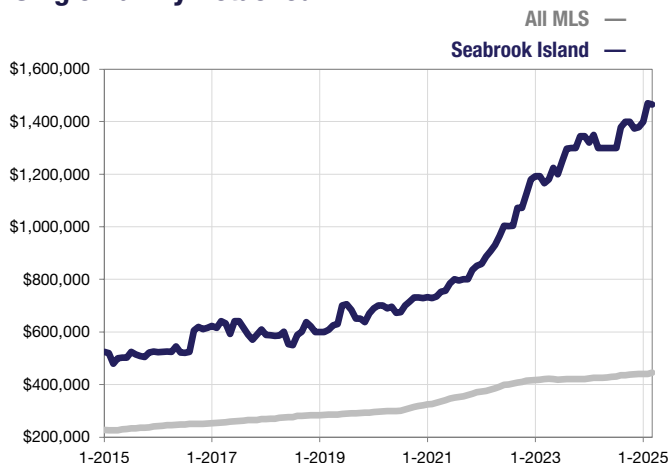
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	14	+ 16.7%	37	36	- 2.7%
Closed Sales	11	2	- 81.8%	21	10	- 52.4%
Median Sales Price*	\$680,000	\$617,500	- 9.2%	\$595,000	\$617,500	+ 3.8%
Average Sales Price*	\$764,636	\$617,500	- 19.2%	\$677,500	\$645,700	- 4.7%
Percent of Original List Price Received*	91.6%	96.9%	+ 5.8%	92.7%	95.9%	+ 3.5%
Days on Market Until Sale	57	90	+ 57.9%	71	72	+ 1.4%
Inventory of Homes for Sale	26	44	+ 69.2%	--	--	--

\* 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

