

Local Market Update – April 2025

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



Seabrook Island

Area 30

| Single-Family Detached | April | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 14 | 12 | - 14.3% | 52 | 56 | + 7.7% |
| Closed Sales | 9 | 15 | + 66.7% | 26 | 37 | + 42.3% |
| Median Sales Price* | \$1,590,000 | \$1,810,000 | + 13.8% | \$1,325,000 | \$1,465,000 | + 10.6% |
| Average Sales Price* | \$1,882,361 | \$1,878,723 | - 0.2% | \$1,541,206 | \$1,731,880 | + 12.4% |
| Percent of Original List Price Received* | 94.2% | 92.9% | - 1.4% | 95.1% | 92.8% | - 2.4% |
| Days on Market Until Sale | 56 | 89 | + 58.9% | 43 | 78 | + 81.4% |
| Inventory of Homes for Sale | 29 | 39 | + 34.5% | -- | -- | -- |

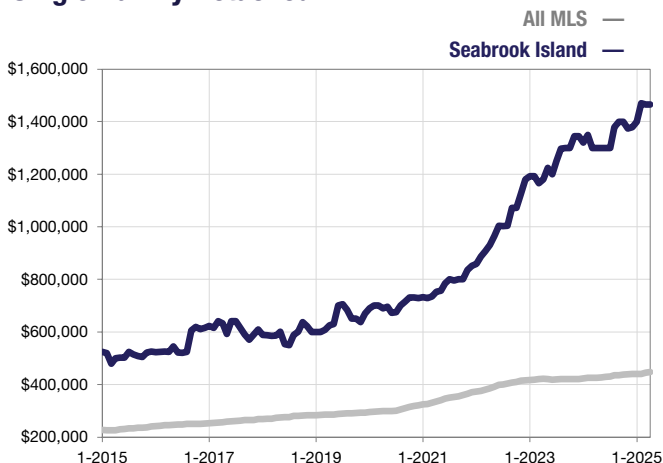
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | April | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| New Listings | 13 | 17 | + 30.8% | 50 | 53 | + 6.0% |
| Closed Sales | 10 | 11 | + 10.0% | 31 | 21 | - 32.3% |
| Median Sales Price* | \$522,000 | \$600,000 | + 14.9% | \$575,000 | \$600,000 | + 4.3% |
| Average Sales Price* | \$539,150 | \$570,182 | + 5.8% | \$632,871 | \$606,143 | - 4.2% |
| Percent of Original List Price Received* | 94.2% | 92.7% | - 1.6% | 93.2% | 94.2% | + 1.1% |
| Days on Market Until Sale | 51 | 63 | + 23.5% | 65 | 67 | + 3.1% |
| Inventory of Homes for Sale | 27 | 50 | + 85.2% | -- | -- | -- |

* 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

