

Local Market Update – April 2025

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



Sullivan's Island

Area 43

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	11	13	+ 18.2%	27	36	+ 33.3%
Closed Sales	7	1	- 85.7%	14	9	- 35.7%
Median Sales Price*	\$5,300,000	\$13,500,000	+ 154.7%	\$4,750,000	\$3,000,000	- 36.8%
Average Sales Price*	\$5,503,571	\$13,500,000	+ 145.3%	\$5,505,000	\$5,552,778	+ 0.9%
Percent of Original List Price Received*	88.9%	100.0%	+ 12.5%	89.4%	93.5%	+ 4.6%
Days on Market Until Sale	102	5	- 95.1%	87	76	- 12.6%
Inventory of Homes for Sale	18	28	+ 55.6%	--	--	--

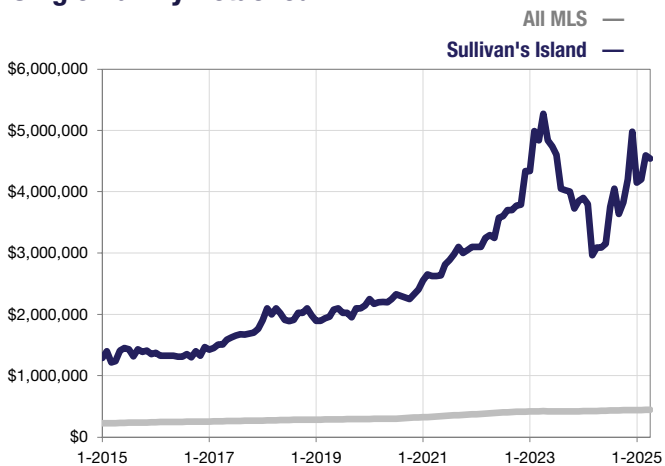
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

