

Local Market Update – May 2025

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



Sullivan's Island

Area 43

Single-Family Detached		May			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		8	4	- 50.0%	35	40	+ 14.3%
Closed Sales		1	6	+ 500.0%	15	15	0.0%
Median Sales Price*		\$1,900,000	\$3,950,000	+ 107.9%	\$4,200,000	\$3,900,000	- 7.1%
Average Sales Price*		\$1,900,000	\$4,225,000	+ 122.4%	\$5,264,667	\$5,021,667	- 4.6%
Percent of Original List Price Received*		85.6%	95.0%	+ 11.0%	89.1%	94.1%	+ 5.6%
Days on Market Until Sale		15	26	+ 73.3%	82	56	- 31.7%
Inventory of Homes for Sale		23	26	+ 13.0%	--	--	--

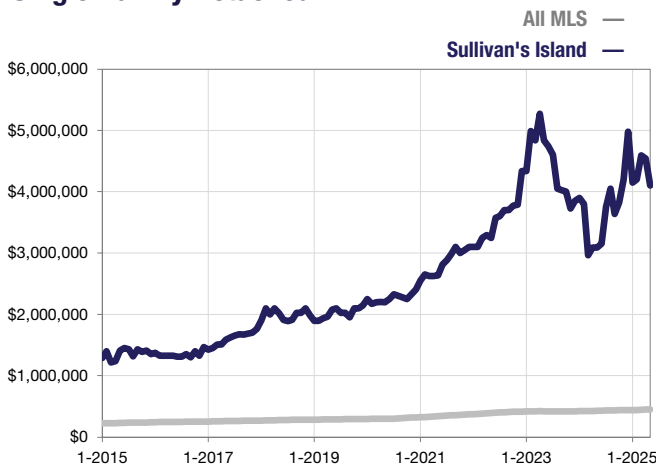
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		May			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		0	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

