

Local Market Update – February 2017

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	11	23	+ 109.1%	16	31	+ 93.8%
Closed Sales	7	5	- 28.6%	10	10	0.0%
Median Sales Price*	\$740,000	\$590,000	- 20.3%	\$632,000	\$710,500	+ 12.4%
Average Sales Price*	\$1,099,071	\$597,600	- 45.6%	\$1,000,300	\$975,300	- 2.5%
Percent of Original List Price Received*	87.5%	95.2%	+ 8.8%	87.3%	90.7%	+ 3.9%
Days on Market Until Sale	206	59	- 71.4%	217	156	- 28.1%
Inventory of Homes for Sale	79	90	+ 13.9%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	6	19	+ 216.7%	16	30	+ 87.5%
Closed Sales	3	4	+ 33.3%	5	7	+ 40.0%
Median Sales Price*	\$142,000	\$352,500	+ 148.2%	\$225,000	\$320,000	+ 42.2%
Average Sales Price*	\$182,538	\$333,750	+ 82.8%	\$258,523	\$320,893	+ 24.1%
Percent of Original List Price Received*	69.2%	95.0%	+ 37.3%	79.5%	92.2%	+ 16.0%
Days on Market Until Sale	417	108	- 74.1%	270	176	- 34.8%
Inventory of Homes for Sale	71	71	0.0%	--	--	--

* 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

