

Local Market Update – September 2017

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



Seabrook Island

Area 30

Single-Family Detached	September			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	12	8	- 33.3%	121	137	+ 13.2%
Closed Sales	7	7	0.0%	65	84	+ 29.2%
Median Sales Price*	\$730,000	\$419,000	- 42.6%	\$615,000	\$590,000	- 4.1%
Average Sales Price*	\$1,032,143	\$593,571	- 42.5%	\$767,298	\$768,177	+ 0.1%
Percent of Original List Price Received*	86.7%	91.6%	+ 5.7%	88.1%	91.9%	+ 4.3%
Days on Market Until Sale	137	65	- 52.6%	210	129	- 38.6%
Inventory of Homes for Sale	107	93	- 13.1%	--	--	--

* 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	September			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	95	124	+ 30.5%
Closed Sales	4	4	0.0%	43	63	+ 46.5%
Median Sales Price*	\$197,500	\$444,800	+ 125.2%	\$225,000	\$257,500	+ 14.4%
Average Sales Price*	\$208,750	\$452,900	+ 117.0%	\$248,486	\$333,385	+ 34.2%
Percent of Original List Price Received*	93.2%	90.9%	- 2.5%	91.0%	91.8%	+ 0.9%
Days on Market Until Sale	73	248	+ 239.7%	168	129	- 23.2%
Inventory of Homes for Sale	82	81	- 1.2%	--	--	--

* 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

