### Local Market Update - March 2021

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



## **Seabrook Island**

Area 30

Single-Family Detached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	14	19	+ 35.7%	37	35	- 5.4%
Closed Sales	16	4	- 75.0%	29	19	- 34.5%
Median Sales Price*	\$700,000	\$815,000	+ 16.4%	\$750,000	\$835,000	+ 11.3%
Average Sales Price*	\$795,313	\$905,000	+ 13.8%	\$907,802	\$1,033,238	+ 13.8%
Percent of Original List Price Received*	90.4%	97.0%	+ 7.3%	90.7%	95.2%	+ 5.0%
Days on Market Until Sale	176	163	- 7.4%	173	135	- 22.0%
Inventory of Homes for Sale	76	18	- 76.3%			

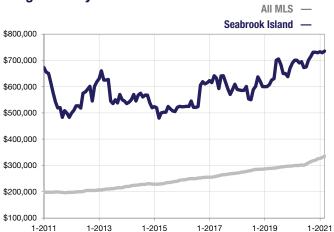
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	6	12	+ 100.0%	28	26	- 7.1%
Closed Sales	12	11	- 8.3%	18	22	+ 22.2%
Median Sales Price*	\$288,500	\$480,000	+ 66.4%	\$222,500	\$429,000	+ 92.8%
Average Sales Price*	\$294,036	\$509,611	+ 73.3%	\$268,883	\$467,238	+ 73.8%
Percent of Original List Price Received*	90.3%	100.5%	+ 11.3%	91.3%	97.4%	+ 6.7%
Days on Market Until Sale	205	17	- 91.7%	172	37	- 78.5%
Inventory of Homes for Sale	52	4	- 92.3%			

<sup>\*</sup> 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**

