

# Local Market Update – March 2016

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



## Seabrook Island

Area 30

Single-Family Detached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	11	<b>23</b>	+ 109.1%	40	<b>39</b>	- 2.5%
Closed Sales	3	<b>7</b>	+ 133.3%	11	<b>18</b>	+ 63.6%
Median Sales Price*	\$403,000	<b>\$339,500</b>	- 15.8%	\$525,000	<b>\$569,500</b>	+ 8.5%
Average Sales Price*	\$412,667	<b>\$490,357</b>	+ 18.8%	\$650,591	<b>\$890,861</b>	+ 36.9%
Percent of Original List Price Received*	94.1%	<b>83.7%</b>	- 11.1%	85.1%	<b>85.9%</b>	+ 0.9%
Days on Market Until Sale	10	<b>317</b>	+ 3,070.0%	228	<b>250</b>	+ 9.6%
Inventory of Homes for Sale	108	<b>81</b>	- 25.0%	--	--	--

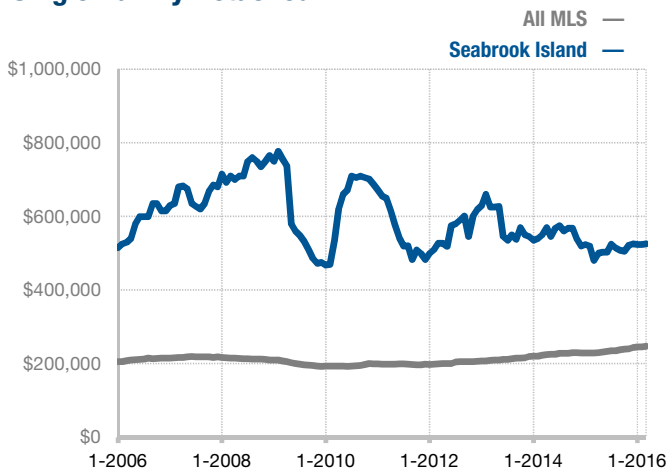
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
<b>Key Metrics</b>						
New Listings	17	<b>20</b>	+ 17.6%	42	<b>36</b>	- 14.3%
Closed Sales	2	<b>8</b>	+ 300.0%	5	<b>13</b>	+ 160.0%
Median Sales Price*	\$202,000	<b>\$312,500</b>	+ 54.7%	\$298,000	<b>\$275,000</b>	- 7.7%
Average Sales Price*	\$202,000	<b>\$319,050</b>	+ 57.9%	\$244,300	<b>\$295,770</b>	+ 21.1%
Percent of Original List Price Received*	90.7%	<b>92.1%</b>	+ 1.5%	92.4%	<b>87.2%</b>	- 5.6%
Days on Market Until Sale	374	<b>143</b>	- 61.8%	316	<b>185</b>	- 41.5%
Inventory of Homes for Sale	92	<b>77</b>	- 16.3%	--	--	--

\* 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

