

Local Market Update – May 2016

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



Seabrook Island

Area 30

Single-Family Detached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	13	19	+ 46.2%	63	74	+ 17.5%
Closed Sales	6	8	+ 33.3%	22	31	+ 40.9%
Median Sales Price*	\$532,000	\$715,000	+ 34.4%	\$542,500	\$649,000	+ 19.6%
Average Sales Price*	\$582,167	\$701,938	+ 20.6%	\$627,477	\$713,613	+ 13.7%
Percent of Original List Price Received*	86.0%	88.3%	+ 2.7%	86.6%	87.0%	+ 0.5%
Days on Market Until Sale	218	214	- 1.8%	224	250	+ 11.6%
Inventory of Homes for Sale	106	97	- 8.5%	--	--	--

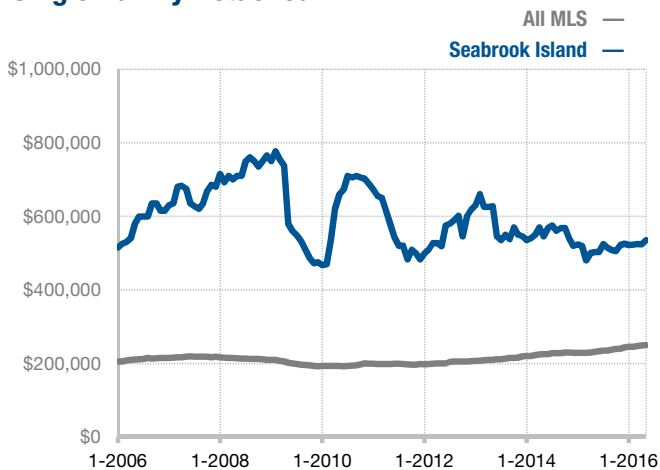
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	15	14	- 6.7%	67	61	- 9.0%
Closed Sales	2	4	+ 100.0%	10	23	+ 130.0%
Median Sales Price*	\$300,500	\$140,500	- 53.2%	\$299,000	\$225,000	- 24.7%
Average Sales Price*	\$300,500	\$153,250	- 49.0%	\$263,705	\$242,283	- 8.1%
Percent of Original List Price Received*	95.2%	89.9%	- 5.6%	91.7%	89.2%	- 2.7%
Days on Market Until Sale	28	60	+ 114.3%	182	155	- 14.8%
Inventory of Homes for Sale	94	73	- 22.3%	--	--	--

* 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

