

Local Market Update – August 2016

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



Seabrook Island

Area 30

Single-Family Detached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	7	14	+ 100.0%	99	106	+ 7.1%
Closed Sales	7	8	+ 14.3%	45	57	+ 26.7%
Median Sales Price*	\$480,000	\$892,000	+ 85.8%	\$555,000	\$615,000	+ 10.8%
Average Sales Price*	\$657,071	\$886,375	+ 34.9%	\$629,944	\$702,621	+ 11.5%
Percent of Original List Price Received*	88.8%	87.2%	- 1.8%	88.1%	88.3%	+ 0.2%
Days on Market Until Sale	231	228	- 1.3%	233	220	- 5.6%
Inventory of Homes for Sale	106	97	- 8.5%	--	--	--

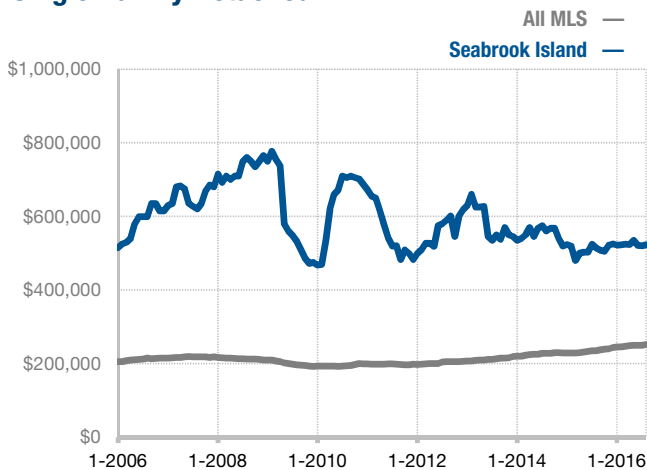
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	5	10	+ 100.0%	92	89	- 3.3%
Closed Sales	2	6	+ 200.0%	29	39	+ 34.5%
Median Sales Price*	\$169,750	\$307,500	+ 81.1%	\$180,100	\$225,000	+ 24.9%
Average Sales Price*	\$169,750	\$304,483	+ 79.4%	\$270,844	\$252,562	- 6.7%
Percent of Original List Price Received*	74.1%	92.5%	+ 24.8%	90.8%	90.8%	0.0%
Days on Market Until Sale	101	273	+ 170.3%	119	178	+ 49.6%
Inventory of Homes for Sale	89	82	- 7.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

