

Local Market Update – September 2016

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



Seabrook Island

Area 30

Single-Family Detached	September			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	109	118	+ 8.3%
Closed Sales	7	7	0.0%	52	64	+ 23.1%
Median Sales Price*	\$495,000	\$730,000	+ 47.5%	\$530,000	\$615,000	+ 16.0%
Average Sales Price*	\$624,143	\$1,032,143	+ 65.4%	\$629,163	\$738,663	+ 17.4%
Percent of Original List Price Received*	89.0%	86.7%	- 2.6%	88.2%	88.1%	- 0.1%
Days on Market Until Sale	273	137	- 49.8%	238	211	- 11.3%
Inventory of Homes for Sale	95	103	+ 8.4%	--	--	--

* 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		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	101	95	- 5.9%
Closed Sales	5	4	- 20.0%	34	43	+ 26.5%
Median Sales Price*	\$398,000	\$197,500	- 50.4%	\$196,050	\$225,000	+ 14.8%
Average Sales Price*	\$680,440	\$208,750	- 69.3%	\$331,078	\$248,486	- 24.9%
Percent of Original List Price Received*	94.2%	93.2%	- 1.1%	91.3%	91.0%	- 0.3%
Days on Market Until Sale	78	73	- 6.4%	114	168	+ 47.4%
Inventory of Homes for Sale	85	77	- 9.4%	--	--	--

* 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

