

Local Market Update – October 2016

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	11	3	- 72.7%	120	121	+ 0.8%
Closed Sales	7	4	- 42.9%	59	68	+ 15.3%
Median Sales Price*	\$457,000	\$734,000	+ 60.6%	\$525,000	\$636,000	+ 21.1%
Average Sales Price*	\$607,643	\$985,250	+ 62.1%	\$626,610	\$753,168	+ 20.2%
Percent of Original List Price Received*	89.6%	86.2%	- 3.8%	88.4%	88.0%	- 0.5%
Days on Market Until Sale	231	206	- 10.8%	238	211	- 11.3%
Inventory of Homes for Sale	96	95	- 1.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	4	3	- 25.0%	105	98	- 6.7%
Closed Sales	4	4	0.0%	38	47	+ 23.7%
Median Sales Price*	\$154,112	\$372,500	+ 141.7%	\$176,800	\$225,000	+ 27.3%
Average Sales Price*	\$166,306	\$365,975	+ 120.1%	\$313,734	\$258,485	- 17.6%
Percent of Original List Price Received*	80.6%	96.5%	+ 19.7%	90.1%	91.5%	+ 1.6%
Days on Market Until Sale	230	157	- 31.7%	127	167	+ 31.5%
Inventory of Homes for Sale	82	71	- 13.4%	--	--	--

* 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

