

# Local Market Update – November 2016

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	7	8	+ 14.3%	127	129	+ 1.6%
Closed Sales	11	5	- 54.5%	70	73	+ 4.3%
Median Sales Price*	\$630,500	<b>\$338,000</b>	- 46.4%	\$530,000	<b>\$615,000</b>	+ 16.0%
Average Sales Price*	\$796,727	<b>\$424,399</b>	- 46.7%	\$653,343	<b>\$730,649</b>	+ 11.8%
Percent of Original List Price Received*	85.2%	<b>91.5%</b>	+ 7.4%	87.9%	<b>88.2%</b>	+ 0.3%
Days on Market Until Sale	267	130	- 51.3%	242	205	- 15.3%
Inventory of Homes for Sale	96	86	- 10.4%	--	--	--

\* 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.

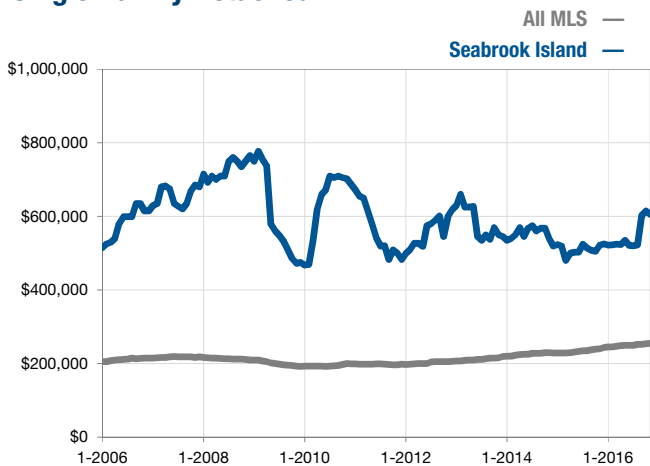
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	5	10	+ 100.0%	110	108	- 1.8%
Closed Sales	4	5	+ 25.0%	42	52	+ 23.8%
Median Sales Price*	\$433,500	<b>\$150,000</b>	- 65.4%	\$196,050	<b>\$216,000</b>	+ 10.2%
Average Sales Price*	\$381,000	<b>\$166,000</b>	- 56.4%	\$320,140	<b>\$249,593</b>	- 22.0%
Percent of Original List Price Received*	96.8%	<b>89.1%</b>	- 8.0%	90.8%	<b>91.3%</b>	+ 0.6%
Days on Market Until Sale	142	238	+ 67.6%	129	174	+ 34.9%
Inventory of Homes for Sale	81	64	- 21.0%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

