Local Market Update – December 2016

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



Seabrook Island

Area 30

Single-Family Detached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	6	9	+ 50.0%	133	139	+ 4.5%
Closed Sales	12	6	- 50.0%	82	79	- 3.7%
Median Sales Price*	\$475,000	\$474,774	- 0.0%	\$525,000	\$615,000	+ 17.1%
Average Sales Price*	\$695,675	\$594,091	- 14.6%	\$659,538	\$720,278	+ 9.2%
Percent of Original List Price Received*	89.2%	89.6%	+ 0.4%	88.1%	88.3%	+ 0.2%
Days on Market Until Sale	149	73	- 51.0%	228	197	- 13.6%
Inventory of Homes for Sale	87	82	- 5.7%			

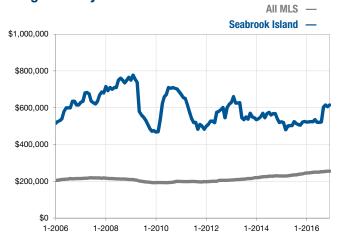
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	4	6	+ 50.0%	114	114	0.0%
Closed Sales	5	4	- 20.0%	47	56	+ 19.1%
Median Sales Price*	\$175,000	\$225,115	+ 28.6%	\$180,100	\$216,000	+ 19.9%
Average Sales Price*	\$270,400	\$231,808	- 14.3%	\$314,849	\$248,322	- 21.1%
Percent of Original List Price Received*	92.7%	92.8%	+ 0.1%	91.0%	91.4%	+ 0.4%
Days on Market Until Sale	126	246	+ 95.2%	128	179	+ 39.8%
Inventory of Homes for Sale	75	64	- 14.7%			

^{*} 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

