

# Local Market Update – April 2017

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	16	17	+ 6.3%	55	68	+ 23.6%
Closed Sales	6	11	+ 83.3%	23	31	+ 34.8%
Median Sales Price*	\$525,000	<b>\$589,000</b>	+ 12.2%	\$524,000	<b>\$641,000</b>	+ 22.3%
Average Sales Price*	\$511,833	<b>\$602,391</b>	+ 17.7%	\$717,674	<b>\$767,308</b>	+ 6.9%
Percent of Original List Price Received*	88.8%	<b>94.1%</b>	+ 6.0%	86.6%	<b>91.4%</b>	+ 5.5%
Days on Market Until Sale	276	142	- 48.6%	263	165	- 37.3%
Inventory of Homes for Sale	86	86	0.0%	--	--	--

\* 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	April			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	10	20	+ 100.0%	47	68	+ 44.7%
Closed Sales	6	6	0.0%	19	23	+ 21.1%
Median Sales Price*	\$152,500	<b>\$202,050</b>	+ 32.5%	\$229,500	<b>\$246,000</b>	+ 7.2%
Average Sales Price*	\$185,750	<b>\$208,142</b>	+ 12.1%	\$261,027	<b>\$304,233</b>	+ 16.6%
Percent of Original List Price Received*	92.9%	<b>94.4%</b>	+ 1.6%	89.0%	<b>92.0%</b>	+ 3.4%
Days on Market Until Sale	158	77	- 51.3%	176	139	- 21.0%
Inventory of Homes for Sale	83	86	+ 3.6%	--	--	--

\* 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

