

Local Market Update – June 2017

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	June			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	9	11	+ 22.2%	86	103	+ 19.8%
Closed Sales	10	12	+ 20.0%	42	58	+ 38.1%
Median Sales Price*	\$458,450	\$749,950	+ 63.6%	\$569,500	\$653,650	+ 14.8%
Average Sales Price*	\$590,940	\$1,034,908	+ 75.1%	\$729,319	\$838,249	+ 14.9%
Percent of Original List Price Received*	90.7%	93.7%	+ 3.3%	87.9%	91.8%	+ 4.4%
Days on Market Until Sale	173	144	- 16.8%	228	160	- 29.8%
Inventory of Homes for Sale	98	94	- 4.1%	--	--	--

* 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	June			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	8	13	+ 62.5%	69	100	+ 44.9%
Closed Sales	5	10	+ 100.0%	28	42	+ 50.0%
Median Sales Price*	\$146,500	\$214,750	+ 46.6%	\$180,000	\$245,500	+ 36.4%
Average Sales Price*	\$239,800	\$282,155	+ 17.7%	\$241,840	\$308,319	+ 27.5%
Percent of Original List Price Received*	97.3%	95.3%	- 2.1%	90.6%	92.1%	+ 1.7%
Days on Market Until Sale	50	87	+ 74.0%	135	125	- 7.4%
Inventory of Homes for Sale	83	91	+ 9.6%	--	--	--

* 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

