

Local Market Update – July 2017

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



Seabrook Island

Area 30

Single-Family Detached	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	9	12	+ 33.3%	95	115	+ 21.1%
Closed Sales	8	7	- 12.5%	50	65	+ 30.0%
Median Sales Price*	\$561,000	\$485,000	- 13.5%	\$562,000	\$640,000	+ 13.9%
Average Sales Price*	\$615,875	\$619,000	+ 0.5%	\$711,168	\$814,638	+ 14.5%
Percent of Original List Price Received*	91.3%	95.7%	+ 4.8%	88.4%	92.2%	+ 4.3%
Days on Market Until Sale	157	37	- 76.4%	217	146	- 32.7%
Inventory of Homes for Sale	96	96	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	July			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	79	108	+ 36.7%
Closed Sales	5	9	+ 80.0%	33	51	+ 54.5%
Median Sales Price*	\$245,000	\$229,000	- 6.5%	\$217,000	\$245,000	+ 12.9%
Average Sales Price*	\$250,300	\$356,722	+ 42.5%	\$243,122	\$316,861	+ 30.3%
Percent of Original List Price Received*	89.8%	92.1%	+ 2.6%	90.5%	92.1%	+ 1.8%
Days on Market Until Sale	295	104	- 64.7%	160	122	- 23.8%
Inventory of Homes for Sale	86	93	+ 8.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

