

# Local Market Update – November 2017

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	November			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	9	10	+ 11.1%	133	154	+ 15.8%
Closed Sales	5	10	+ 100.0%	74	102	+ 37.8%
Median Sales Price*	\$338,000	\$688,750	+ 103.8%	\$619,000	\$590,000	- 4.7%
Average Sales Price*	\$424,399	\$751,200	+ 77.0%	\$755,911	\$745,920	- 1.3%
Percent of Original List Price Received*	91.5%	85.6%	- 6.4%	88.2%	91.4%	+ 3.6%
Days on Market Until Sale	130	314	+ 141.5%	204	144	- 29.4%
Inventory of Homes for Sale	93	80	- 14.0%	--	--	--

\* 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	November			Year to Date		
	2016	2017	Percent Change	2016	2017	Percent Change
New Listings	10	11	+ 10.0%	108	149	+ 38.0%
Closed Sales	5	6	+ 20.0%	52	77	+ 48.1%
Median Sales Price*	\$150,000	\$220,000	+ 46.7%	\$216,000	\$270,000	+ 25.0%
Average Sales Price*	\$166,000	\$212,008	+ 27.7%	\$249,593	\$317,621	+ 27.3%
Percent of Original List Price Received*	89.1%	85.3%	- 4.3%	91.3%	91.2%	- 0.1%
Days on Market Until Sale	238	145	- 39.1%	174	133	- 23.6%
Inventory of Homes for Sale	69	77	+ 11.6%	--	--	--

\* 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

