

Local Market Update – January 2018

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	January			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	8	10	+ 25.0%	8	10	+ 25.0%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$820,000	\$542,500	- 33.8%	\$820,000	\$542,500	- 33.8%
Average Sales Price*	\$1,353,000	\$611,966	- 54.8%	\$1,353,000	\$611,966	- 54.8%
Percent of Original List Price Received*	86.1%	86.9%	+ 0.9%	86.1%	86.9%	+ 0.9%
Days on Market Until Sale	252	222	- 11.9%	252	222	- 11.9%
Inventory of Homes for Sale	87	78	- 10.3%	--	--	--

* 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	January			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	11	9	- 18.2%	11	9	- 18.2%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$317,500	\$309,000	- 2.7%	\$317,500	\$309,000	- 2.7%
Average Sales Price*	\$303,750	\$323,375	+ 6.5%	\$303,750	\$323,375	+ 6.5%
Percent of Original List Price Received*	88.4%	95.6%	+ 8.1%	88.4%	95.6%	+ 8.1%
Days on Market Until Sale	268	161	- 39.9%	268	161	- 39.9%
Inventory of Homes for Sale	70	68	- 2.9%	--	--	--

* 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

