

Local Market Update – December 2018

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	7	3	- 57.1%	161	161	0.0%
Closed Sales	6	3	- 50.0%	108	97	- 10.2%
Median Sales Price*	\$1,050,000	\$460,000	- 56.2%	\$608,750	\$599,900	- 1.5%
Average Sales Price*	\$1,150,167	\$446,333	- 61.2%	\$768,378	\$708,756	- 7.8%
Percent of Original List Price Received*	84.9%	87.0%	+ 2.5%	91.0%	89.6%	- 1.5%
Days on Market Until Sale	112	61	- 45.5%	142	158	+ 11.3%
Inventory of Homes for Sale	85	87	+ 2.4%	--	--	--

* 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	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	4	7	+ 75.0%	153	138	- 9.8%
Closed Sales	7	7	0.0%	84	96	+ 14.3%
Median Sales Price*	\$116,500	\$305,000	+ 161.8%	\$245,500	\$267,500	+ 9.0%
Average Sales Price*	\$149,643	\$400,714	+ 167.8%	\$303,623	\$323,426	+ 6.5%
Percent of Original List Price Received*	90.5%	90.9%	+ 0.4%	91.2%	90.7%	- 0.5%
Days on Market Until Sale	91	324	+ 256.0%	130	170	+ 30.8%
Inventory of Homes for Sale	75	68	- 9.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

