

Local Market Update – January 2019

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$542,500	\$385,000	- 29.0%	\$542,500	\$385,000	- 29.0%
Average Sales Price*	\$611,966	\$641,667	+ 4.9%	\$611,966	\$641,667	+ 4.9%
Percent of Original List Price Received*	86.9%	94.3%	+ 8.5%	86.9%	94.3%	+ 8.5%
Days on Market Until Sale	222	47	- 78.8%	222	47	- 78.8%
Inventory of Homes for Sale	83	81	- 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	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	9	9	0.0%	9	9	0.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$309,000	\$500,000	+ 61.8%	\$309,000	\$500,000	+ 61.8%
Average Sales Price*	\$323,375	\$420,467	+ 30.0%	\$323,375	\$420,467	+ 30.0%
Percent of Original List Price Received*	95.6%	91.6%	- 4.2%	95.6%	91.6%	- 4.2%
Days on Market Until Sale	161	316	+ 96.3%	161	316	+ 96.3%
Inventory of Homes for Sale	72	65	- 9.7%	--	--	--

* 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

