

# Local Market Update – February 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	24	16	- 33.3%	34	23	- 32.4%
Closed Sales	8	4	- 50.0%	14	7	- 50.0%
Median Sales Price*	\$605,483	<b>\$601,250</b>	- 0.7%	\$558,000	<b>\$432,500</b>	- 22.5%
Average Sales Price*	\$719,708	<b>\$577,225</b>	- 19.8%	\$673,533	<b>\$604,843</b>	- 10.2%
Percent of Original List Price Received*	88.6%	<b>87.5%</b>	- 1.2%	87.9%	<b>90.4%</b>	+ 2.8%
Days on Market Until Sale	177	<b>202</b>	+ 14.1%	196	<b>136</b>	- 30.6%
Inventory of Homes for Sale	90	<b>85</b>	- 5.6%	--	--	--

\* 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.

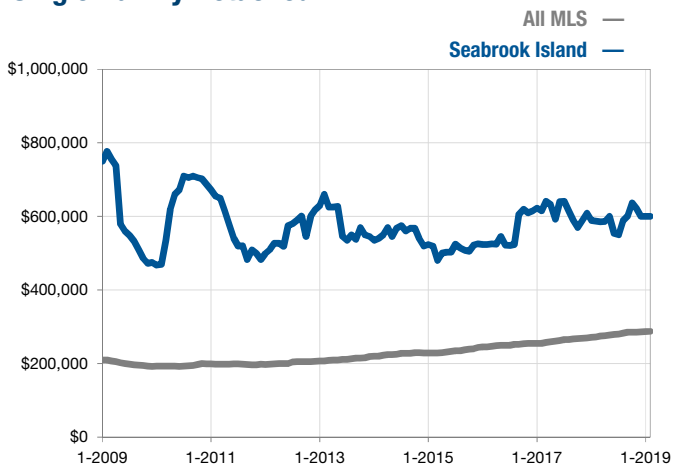
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	15	7	- 53.3%	24	16	- 33.3%
Closed Sales	5	3	- 40.0%	9	6	- 33.3%
Median Sales Price*	\$270,000	<b>\$116,000</b>	- 57.0%	\$270,000	<b>\$158,500</b>	- 41.3%
Average Sales Price*	\$233,700	<b>\$122,667</b>	- 47.5%	\$273,556	<b>\$271,567</b>	- 0.7%
Percent of Original List Price Received*	89.0%	<b>86.8%</b>	- 2.5%	91.9%	<b>89.2%</b>	- 2.9%
Days on Market Until Sale	184	<b>167</b>	- 9.2%	174	<b>241</b>	+ 38.5%
Inventory of Homes for Sale	80	<b>62</b>	- 22.5%	--	--	--

\* 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

