

# Local Market Update – March 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	21	<b>30</b>	+ 42.9%	55	<b>53</b>	- 3.6%
Closed Sales	4	<b>6</b>	+ 50.0%	18	<b>13</b>	- 27.8%
Median Sales Price*	\$555,000	<b>\$667,500</b>	+ 20.3%	\$558,000	<b>\$625,000</b>	+ 12.0%
Average Sales Price*	\$556,250	<b>\$711,167</b>	+ 27.9%	\$647,470	<b>\$653,915</b>	+ 1.0%
Percent of Original List Price Received*	86.2%	<b>94.0%</b>	+ 9.0%	87.5%	<b>92.1%</b>	+ 5.3%
Days on Market Until Sale	247	<b>238</b>	- 3.6%	208	<b>183</b>	- 12.0%
Inventory of Homes for Sale	95	<b>95</b>	0.0%	--	--	--

\* 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.

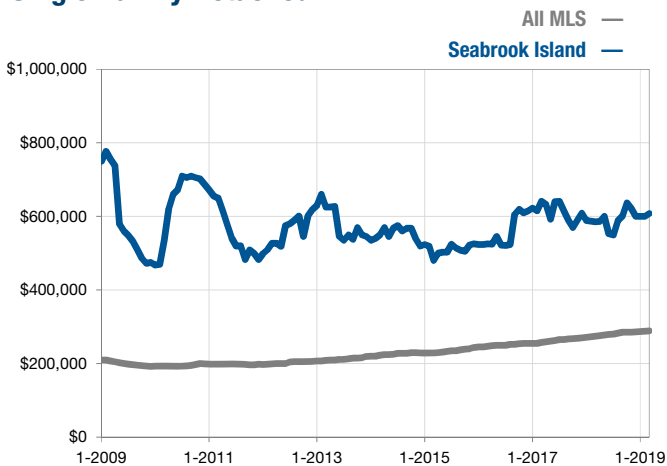
### Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	20	<b>18</b>	- 10.0%	44	<b>34</b>	- 22.7%
Closed Sales	8	<b>8</b>	0.0%	17	<b>14</b>	- 17.6%
Median Sales Price*	\$243,125	<b>\$301,500</b>	+ 24.0%	\$250,000	<b>\$277,500</b>	+ 11.0%
Average Sales Price*	\$281,069	<b>\$338,188</b>	+ 20.3%	\$277,091	<b>\$309,636</b>	+ 11.7%
Percent of Original List Price Received*	75.7%	<b>91.7%</b>	+ 21.1%	84.3%	<b>90.6%</b>	+ 7.5%
Days on Market Until Sale	387	<b>191</b>	- 50.6%	274	<b>213</b>	- 22.3%
Inventory of Homes for Sale	88	<b>69</b>	- 21.6%	--	--	--

\* 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

