

# Local Market Update – April 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	21	10	- 52.4%	76	63	- 17.1%
Closed Sales	9	10	+ 11.1%	27	23	- 14.8%
Median Sales Price*	\$601,000	<b>\$680,000</b>	+ 13.1%	\$585,900	<b>\$660,000</b>	+ 12.6%
Average Sales Price*	\$690,211	<b>\$718,700</b>	+ 4.1%	\$661,717	<b>\$682,083</b>	+ 3.1%
Percent of Original List Price Received*	90.6%	<b>94.6%</b>	+ 4.4%	88.5%	<b>93.2%</b>	+ 5.3%
Days on Market Until Sale	163	75	- 54.0%	193	136	- 29.5%
Inventory of Homes for Sale	102	92	- 9.8%	--	--	--

\* 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.

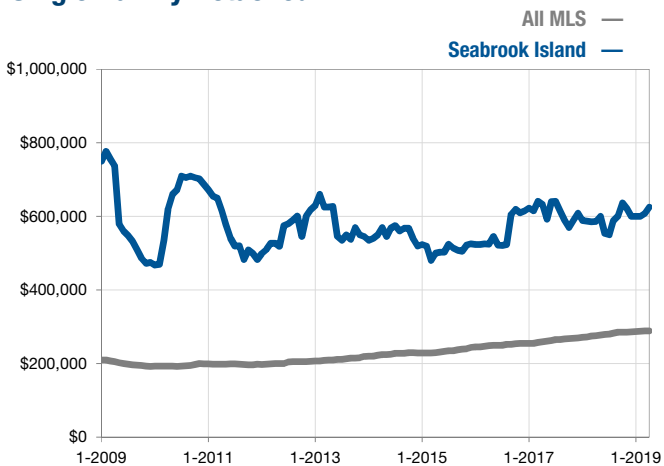
### Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	11	14	+ 27.3%	55	48	- 12.7%
Closed Sales	12	7	- 41.7%	29	21	- 27.6%
Median Sales Price*	\$358,500	<b>\$235,000</b>	- 34.4%	\$270,000	<b>\$262,000</b>	- 3.0%
Average Sales Price*	\$404,833	<b>\$310,714</b>	- 23.2%	\$329,950	<b>\$309,995</b>	- 6.0%
Percent of Original List Price Received*	93.6%	<b>89.7%</b>	- 4.2%	88.1%	<b>90.3%</b>	+ 2.5%
Days on Market Until Sale	126	103	- 18.3%	213	176	- 17.4%
Inventory of Homes for Sale	75	70	- 6.7%	--	--	--

\* 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

