

# Local Market Update – May 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	13	20	+ 53.8%	89	83	- 6.7%
Closed Sales	11	13	+ 18.2%	38	36	- 5.3%
Median Sales Price*	\$595,000	<b>\$683,000</b>	+ 14.8%	\$590,450	<b>\$671,500</b>	+ 13.7%
Average Sales Price*	\$648,545	<b>\$681,269</b>	+ 5.0%	\$657,904	<b>\$681,789</b>	+ 3.6%
Percent of Original List Price Received*	95.4%	<b>92.2%</b>	- 3.4%	90.5%	<b>92.8%</b>	+ 2.5%
Days on Market Until Sale	39	105	+ 169.2%	148	125	- 15.5%
Inventory of Homes for Sale	99	95	- 4.0%	--	--	--

\* 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.

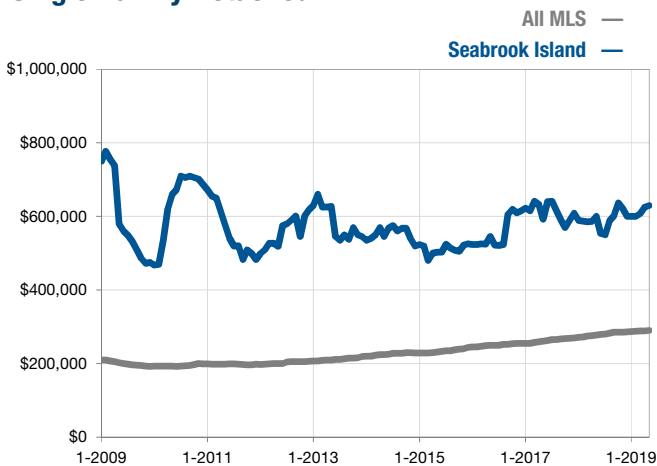
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	12	12	0.0%	67	60	- 10.4%
Closed Sales	14	11	- 21.4%	43	32	- 25.6%
Median Sales Price*	\$226,000	<b>\$388,500</b>	+ 71.9%	\$265,000	<b>\$314,000</b>	+ 18.5%
Average Sales Price*	\$229,803	<b>\$391,136</b>	+ 70.2%	\$297,344	<b>\$337,888</b>	+ 13.6%
Percent of Original List Price Received*	92.2%	<b>89.8%</b>	- 2.6%	89.4%	<b>90.1%</b>	+ 0.8%
Days on Market Until Sale	81	129	+ 59.3%	172	160	- 7.0%
Inventory of Homes for Sale	70	69	- 1.4%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

