

# Local Market Update – June 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	15	16	+ 6.7%	104	98	- 5.8%
Closed Sales	10	12	+ 20.0%	48	48	0.0%
Median Sales Price*	\$529,000	<b>\$737,500</b>	+ 39.4%	\$559,250	<b>\$705,000</b>	+ 26.1%
Average Sales Price*	\$773,653	<b>\$808,458</b>	+ 4.5%	\$682,019	<b>\$713,456</b>	+ 4.6%
Percent of Original List Price Received*	95.4%	<b>89.8%</b>	- 5.9%	91.5%	<b>92.0%</b>	+ 0.5%
Days on Market Until Sale	39	180	+ 361.5%	126	138	+ 9.5%
Inventory of Homes for Sale	98	93	- 5.1%	--	--	--

\* 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	June			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	11	14	+ 27.3%	78	75	- 3.8%
Closed Sales	18	6	- 66.7%	61	38	- 37.7%
Median Sales Price*	\$222,500	<b>\$366,000</b>	+ 64.5%	\$254,000	<b>\$314,000</b>	+ 23.6%
Average Sales Price*	\$265,600	<b>\$387,958</b>	+ 46.1%	\$287,977	<b>\$345,793</b>	+ 20.1%
Percent of Original List Price Received*	92.7%	<b>94.5%</b>	+ 1.9%	90.4%	<b>90.8%</b>	+ 0.4%
Days on Market Until Sale	138	153	+ 10.9%	162	159	- 1.9%
Inventory of Homes for Sale	76	70	- 7.9%	--	--	--

\* 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

