

Local Market Update – July 2019

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	21	4	- 81.0%	125	102	- 18.4%
Closed Sales	10	10	0.0%	58	58	0.0%
Median Sales Price*	\$463,500	\$641,250	+ 38.3%	\$533,250	\$700,000	+ 31.3%
Average Sales Price*	\$530,800	\$732,050	+ 37.9%	\$655,946	\$716,662	+ 9.3%
Percent of Original List Price Received*	88.1%	90.0%	+ 2.2%	90.9%	91.7%	+ 0.9%
Days on Market Until Sale	197	74	- 62.4%	138	127	- 8.0%
Inventory of Homes for Sale	104	78	- 25.0%	--	--	--

* 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	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	10	13	+ 30.0%	88	88	0.0%
Closed Sales	5	9	+ 80.0%	66	47	- 28.8%
Median Sales Price*	\$159,000	\$240,000	+ 50.9%	\$252,000	\$285,000	+ 13.1%
Average Sales Price*	\$339,835	\$220,100	- 35.2%	\$291,906	\$321,724	+ 10.2%
Percent of Original List Price Received*	95.8%	88.3%	- 7.8%	90.8%	90.3%	- 0.6%
Days on Market Until Sale	13	76	+ 484.6%	150	143	- 4.7%
Inventory of Homes for Sale	77	73	- 5.2%	--	--	--

* 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

