

Local Market Update – September 2019

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



Seabrook Island

Area 30

Single-Family Detached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	143	118	- 17.5%
Closed Sales	15	7	- 53.3%	83	81	- 2.4%
Median Sales Price*	\$723,000	\$445,000	- 38.5%	\$595,000	\$683,000	+ 14.8%
Average Sales Price*	\$772,803	\$656,429	- 15.1%	\$708,936	\$733,949	+ 3.5%
Percent of Original List Price Received*	87.4%	91.7%	+ 4.9%	89.4%	90.7%	+ 1.5%
Days on Market Until Sale	176	135	- 23.3%	162	134	- 17.3%
Inventory of Homes for Sale	101	75	- 25.7%	--	--	--

* 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.

Townhouse-Condo Attached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	109	108	- 0.9%
Closed Sales	4	14	+ 250.0%	73	66	- 9.6%
Median Sales Price*	\$397,500	\$297,450	- 25.2%	\$254,000	\$284,950	+ 12.2%
Average Sales Price*	\$370,875	\$348,386	- 6.1%	\$294,593	\$325,757	+ 10.6%
Percent of Original List Price Received*	81.8%	93.6%	+ 14.4%	90.5%	91.3%	+ 0.9%
Days on Market Until Sale	258	145	- 43.8%	151	137	- 9.3%
Inventory of Homes for Sale	69	66	- 4.3%	--	--	--

* 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

