

# Local Market Update – October 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	6	11	+ 83.3%	149	129	- 13.4%
Closed Sales	5	3	- 40.0%	88	84	- 4.5%
Median Sales Price*	\$760,000	\$369,500	- 51.4%	\$600,500	\$671,500	+ 11.8%
Average Sales Price*	\$930,800	\$536,167	- 42.4%	\$721,542	\$726,886	+ 0.7%
Percent of Original List Price Received*	93.4%	89.5%	- 4.2%	89.6%	90.6%	+ 1.1%
Days on Market Until Sale	107	153	+ 43.0%	159	135	- 15.1%
Inventory of Homes for Sale	90	78	- 13.3%	--	--	--

\* 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.

### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	12	7	- 41.7%	121	115	- 5.0%
Closed Sales	9	9	0.0%	82	75	- 8.5%
Median Sales Price*	\$246,000	\$178,500	- 27.4%	\$252,000	\$270,000	+ 7.1%
Average Sales Price*	\$428,622	\$221,556	- 48.3%	\$309,303	\$313,253	+ 1.3%
Percent of Original List Price Received*	93.3%	95.6%	+ 2.5%	90.8%	91.8%	+ 1.1%
Days on Market Until Sale	247	63	- 74.5%	161	128	- 20.5%
Inventory of Homes for Sale	70	59	- 15.7%	--	--	--

\* 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

