

# Local Market Update – November 2019

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	9	10	+ 11.1%	158	139	- 12.0%
Closed Sales	6	3	- 50.0%	94	87	- 7.4%
Median Sales Price*	\$613,700	\$460,000	- 25.0%	\$600,500	\$650,000	+ 8.2%
Average Sales Price*	\$652,433	\$497,167	- 23.8%	\$717,131	\$718,964	+ 0.3%
Percent of Original List Price Received*	89.5%	90.6%	+ 1.2%	89.6%	90.6%	+ 1.1%
Days on Market Until Sale	196	102	- 48.0%	161	133	- 17.4%
Inventory of Homes for Sale	93	76	- 18.3%	--	--	--

\* 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	November			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	10	8	- 20.0%	131	123	- 6.1%
Closed Sales	7	5	- 28.6%	89	80	- 10.1%
Median Sales Price*	\$390,000	\$260,000	- 33.3%	\$265,000	\$269,000	+ 1.5%
Average Sales Price*	\$411,571	\$315,080	- 23.4%	\$317,347	\$313,367	- 1.3%
Percent of Original List Price Received*	90.0%	95.7%	+ 6.3%	90.7%	92.0%	+ 1.4%
Days on Market Until Sale	134	95	- 29.1%	159	126	- 20.8%
Inventory of Homes for Sale	70	62	- 11.4%	--	--	--

\* 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

