

Local Market Update – December 2019

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	3	7	+ 133.3%	161	146	- 9.3%
Closed Sales	3	6	+ 100.0%	97	93	- 4.1%
Median Sales Price*	\$460,000	\$748,750	+ 62.8%	\$599,900	\$670,000	+ 11.7%
Average Sales Price*	\$446,333	\$696,250	+ 56.0%	\$708,756	\$717,499	+ 1.2%
Percent of Original List Price Received*	87.0%	88.6%	+ 1.8%	89.6%	90.5%	+ 1.0%
Days on Market Until Sale	61	217	+ 255.7%	158	139	- 12.0%
Inventory of Homes for Sale	88	78	- 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.

Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	7	5	- 28.6%	138	128	- 7.2%
Closed Sales	7	7	0.0%	96	87	- 9.4%
Median Sales Price*	\$305,000	\$145,000	- 52.5%	\$267,500	\$260,000	- 2.8%
Average Sales Price*	\$400,714	\$209,786	- 47.6%	\$323,426	\$305,033	- 5.7%
Percent of Original List Price Received*	90.9%	88.9%	- 2.2%	90.7%	91.8%	+ 1.2%
Days on Market Until Sale	324	103	- 68.2%	170	124	- 27.1%
Inventory of Homes for Sale	70	56	- 20.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

