

# Local Market Update – January 2020

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	January			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	7	16	+ 128.6%	7	16	+ 128.6%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$385,000	\$900,000	+ 133.8%	\$385,000	\$900,000	+ 133.8%
Average Sales Price*	\$641,667	\$1,042,000	+ 62.4%	\$641,667	\$1,042,000	+ 62.4%
Percent of Original List Price Received*	94.3%	90.7%	- 3.8%	94.3%	90.7%	- 3.8%
Days on Market Until Sale	47	215	+ 357.4%	47	215	+ 357.4%
Inventory of Homes for Sale	82	67	- 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	January			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	9	13	+ 44.4%	9	13	+ 44.4%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$500,000	\$181,450	- 63.7%	\$500,000	\$181,450	- 63.7%
Average Sales Price*	\$420,467	\$181,450	- 56.8%	\$420,467	\$181,450	- 56.8%
Percent of Original List Price Received*	91.6%	96.6%	+ 5.5%	91.6%	96.6%	+ 5.5%
Days on Market Until Sale	316	38	- 88.0%	316	38	- 88.0%
Inventory of Homes for Sale	65	55	- 15.4%	--	--	--

\* 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

