

Local Market Update – February 2020

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	16	7	- 56.3%	23	23	0.0%
Closed Sales	4	8	+ 100.0%	7	13	+ 85.7%
Median Sales Price*	\$601,250	\$967,500	+ 60.9%	\$432,500	\$900,000	+ 108.1%
Average Sales Price*	\$577,225	\$1,048,906	+ 81.7%	\$604,843	\$1,046,250	+ 73.0%
Percent of Original List Price Received*	87.5%	91.3%	+ 4.3%	90.4%	91.0%	+ 0.7%
Days on Market Until Sale	202	141	- 30.2%	136	170	+ 25.0%
Inventory of Homes for Sale	87	66	- 24.1%	--	--	--

* 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.

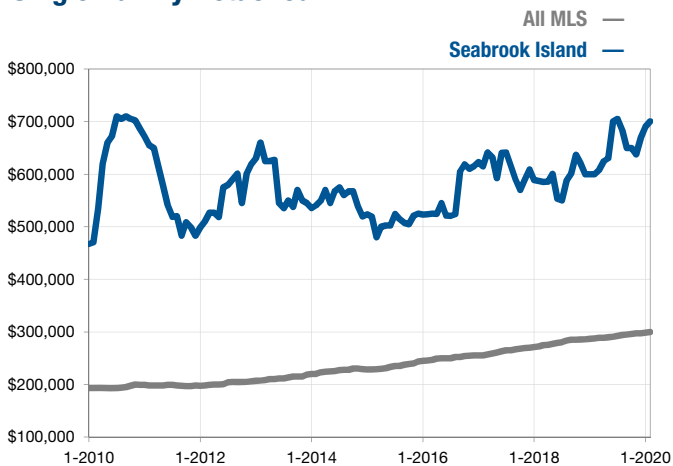
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	7	9	+ 28.6%	16	22	+ 37.5%
Closed Sales	3	5	+ 66.7%	6	6	0.0%
Median Sales Price*	\$116,000	\$210,000	+ 81.0%	\$158,500	\$195,725	+ 23.5%
Average Sales Price*	\$122,667	\$226,000	+ 84.2%	\$271,567	\$218,575	- 19.5%
Percent of Original List Price Received*	86.8%	92.5%	+ 6.6%	89.2%	93.2%	+ 4.5%
Days on Market Until Sale	167	121	- 27.5%	241	108	- 55.2%
Inventory of Homes for Sale	64	51	- 20.3%	--	--	--

* 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

