

# Local Market Update – March 2020

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	30	14	- 53.3%	53	37	- 30.2%
Closed Sales	6	16	+ 166.7%	13	29	+ 123.1%
Median Sales Price*	\$667,500	<b>\$700,000</b>	+ 4.9%	\$625,000	<b>\$750,000</b>	+ 20.0%
Average Sales Price*	\$711,167	<b>\$795,313</b>	+ 11.8%	\$653,915	<b>\$907,802</b>	+ 38.8%
Percent of Original List Price Received*	94.0%	<b>90.4%</b>	- 3.8%	92.1%	<b>90.7%</b>	- 1.5%
Days on Market Until Sale	238	<b>176</b>	- 26.1%	183	<b>173</b>	- 5.5%
Inventory of Homes for Sale	97	<b>70</b>	- 27.8%	--	--	--

\* 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	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	18	6	- 66.7%	34	28	- 17.6%
Closed Sales	8	12	+ 50.0%	14	18	+ 28.6%
Median Sales Price*	\$301,500	<b>\$288,500</b>	- 4.3%	\$277,500	<b>\$222,500</b>	- 19.8%
Average Sales Price*	\$338,188	<b>\$294,036</b>	- 13.1%	\$309,636	<b>\$268,883</b>	- 13.2%
Percent of Original List Price Received*	91.7%	<b>90.3%</b>	- 1.5%	90.6%	<b>91.3%</b>	+ 0.8%
Days on Market Until Sale	191	<b>205</b>	+ 7.3%	213	<b>172</b>	- 19.2%
Inventory of Homes for Sale	71	<b>47</b>	- 33.8%	--	--	--

\* 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

