

# Local Market Update – April 2020

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	8	0	- 100.0%	61	37	- 39.3%
Closed Sales	10	7	- 30.0%	23	36	+ 56.5%
Median Sales Price*	\$680,000	<b>\$470,000</b>	- 30.9%	\$660,000	<b>\$700,000</b>	+ 6.1%
Average Sales Price*	\$718,700	<b>\$496,857</b>	- 30.9%	\$682,083	<b>\$827,896</b>	+ 21.4%
Percent of Original List Price Received*	94.6%	<b>90.7%</b>	- 4.1%	93.2%	<b>90.7%</b>	- 2.7%
Days on Market Until Sale	75	<b>95</b>	+ 26.7%	136	<b>157</b>	+ 15.4%
Inventory of Homes for Sale	93	<b>65</b>	- 30.1%	--	--	--

\* 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.

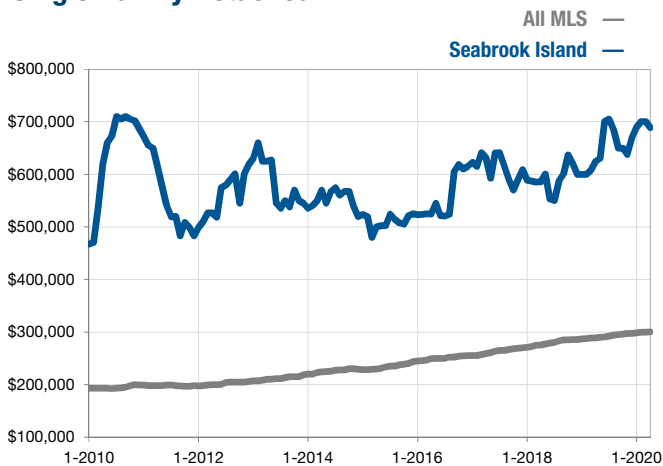
### Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	16	5	- 68.8%	50	33	- 34.0%
Closed Sales	7	4	- 42.9%	21	22	+ 4.8%
Median Sales Price*	\$235,000	<b>\$442,500</b>	+ 88.3%	\$262,000	<b>\$271,000</b>	+ 3.4%
Average Sales Price*	\$310,714	<b>\$437,500</b>	+ 40.8%	\$309,995	<b>\$299,540</b>	- 3.4%
Percent of Original List Price Received*	89.7%	<b>94.0%</b>	+ 4.8%	90.3%	<b>91.8%</b>	+ 1.7%
Days on Market Until Sale	103	<b>152</b>	+ 47.6%	176	<b>169</b>	- 4.0%
Inventory of Homes for Sale	75	<b>49</b>	- 34.7%	--	--	--

\* 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

