

Local Market Update – May 2020

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



Seabrook Island

Area 30

Single-Family Detached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	20	9	- 55.0%	81	47	- 42.0%
Closed Sales	13	2	- 84.6%	36	39	+ 8.3%
Median Sales Price*	\$683,000	\$752,500	+ 10.2%	\$671,500	\$700,000	+ 4.2%
Average Sales Price*	\$681,269	\$752,500	+ 10.5%	\$681,789	\$831,904	+ 22.0%
Percent of Original List Price Received*	92.2%	94.1%	+ 2.1%	92.8%	90.5%	- 2.5%
Days on Market Until Sale	105	106	+ 1.0%	125	151	+ 20.8%
Inventory of Homes for Sale	96	56	- 41.7%	--	--	--

* 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.

Townhouse-Condo Attached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	12	13	+ 8.3%	62	46	- 25.8%
Closed Sales	11	5	- 54.5%	32	27	- 15.6%
Median Sales Price*	\$388,500	\$470,000	+ 21.0%	\$314,000	\$325,000	+ 3.5%
Average Sales Price*	\$391,136	\$504,895	+ 29.1%	\$337,888	\$337,569	- 0.1%
Percent of Original List Price Received*	89.8%	94.6%	+ 5.3%	90.1%	92.3%	+ 2.4%
Days on Market Until Sale	129	109	- 15.5%	160	158	- 1.3%
Inventory of Homes for Sale	76	42	- 44.7%	--	--	--

* 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

