

Local Market Update – June 2020

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	June			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	16	12	- 25.0%	97	59	- 39.2%
Closed Sales	12	10	- 16.7%	48	49	+ 2.1%
Median Sales Price*	\$737,500	\$501,250	- 32.0%	\$705,000	\$700,000	- 0.7%
Average Sales Price*	\$808,458	\$708,900	- 12.3%	\$713,456	\$806,801	+ 13.1%
Percent of Original List Price Received*	89.8%	90.4%	+ 0.7%	92.0%	90.5%	- 1.6%
Days on Market Until Sale	180	214	+ 18.9%	138	164	+ 18.8%
Inventory of Homes for Sale	94	46	- 51.1%	--	--	--

* 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	June			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	14	15	+ 7.1%	76	61	- 19.7%
Closed Sales	6	12	+ 100.0%	38	39	+ 2.6%
Median Sales Price*	\$366,000	\$211,000	- 42.3%	\$314,000	\$269,000	- 14.3%
Average Sales Price*	\$387,958	\$287,875	- 25.8%	\$345,793	\$322,279	- 6.8%
Percent of Original List Price Received*	94.5%	89.5%	- 5.3%	90.8%	91.4%	+ 0.7%
Days on Market Until Sale	153	166	+ 8.5%	159	160	+ 0.6%
Inventory of Homes for Sale	72	28	- 61.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

