

Local Market Update – July 2020

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	4	15	+ 275.0%	101	74	- 26.7%
Closed Sales	10	17	+ 70.0%	58	66	+ 13.8%
Median Sales Price*	\$641,250	\$729,000	+ 13.7%	\$700,000	\$700,000	0.0%
Average Sales Price*	\$732,050	\$699,068	- 4.5%	\$716,662	\$779,052	+ 8.7%
Percent of Original List Price Received*	90.0%	91.0%	+ 1.1%	91.7%	90.6%	- 1.2%
Days on Market Until Sale	74	217	+ 193.2%	127	178	+ 40.2%
Inventory of Homes for Sale	78	32	- 59.0%	--	--	--

* 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	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	13	8	- 38.5%	89	69	- 22.5%
Closed Sales	9	27	+ 200.0%	47	66	+ 40.4%
Median Sales Price*	\$240,000	\$310,000	+ 29.2%	\$285,000	\$296,000	+ 3.9%
Average Sales Price*	\$220,100	\$312,011	+ 41.8%	\$321,724	\$318,078	- 1.1%
Percent of Original List Price Received*	88.3%	94.2%	+ 6.7%	90.3%	92.6%	+ 2.5%
Days on Market Until Sale	76	118	+ 55.3%	143	143	0.0%
Inventory of Homes for Sale	74	15	- 79.7%	--	--	--

* 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

