

# Local Market Update – August 2020

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



## Seabrook Island

Area 30

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>13</b>	0.0%	114	<b>87</b>	- 23.7%
Closed Sales	16	<b>23</b>	+ 43.8%	74	<b>89</b>	+ 20.3%
Median Sales Price*	\$617,500	<b>\$807,300</b>	+ 30.7%	\$693,750	<b>\$735,000</b>	+ 5.9%
Average Sales Price*	\$830,531	<b>\$1,047,548</b>	+ 26.1%	\$741,282	<b>\$848,438</b>	+ 14.5%
Percent of Original List Price Received*	86.6%	<b>92.6%</b>	+ 6.9%	90.6%	<b>91.1%</b>	+ 0.6%
Days on Market Until Sale	159	<b>162</b>	+ 1.9%	134	<b>174</b>	+ 29.9%
Inventory of Homes for Sale	84	<b>30</b>	- 64.3%	--	--	--

\* 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	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	12	<b>14</b>	+ 16.7%	101	<b>83</b>	- 17.8%
Closed Sales	5	<b>23</b>	+ 360.0%	52	<b>89</b>	+ 71.2%
Median Sales Price*	\$268,000	<b>\$285,000</b>	+ 6.3%	\$281,500	<b>\$292,000</b>	+ 3.7%
Average Sales Price*	\$300,300	<b>\$318,964</b>	+ 6.2%	\$319,664	<b>\$318,307</b>	- 0.4%
Percent of Original List Price Received*	93.7%	<b>96.6%</b>	+ 3.1%	90.7%	<b>93.6%</b>	+ 3.2%
Days on Market Until Sale	56	<b>111</b>	+ 98.2%	135	<b>135</b>	0.0%
Inventory of Homes for Sale	71	<b>15</b>	- 78.9%	--	--	--

\* 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

