

Local Market Update – September 2020

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



Seabrook Island

Area 30

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	4	18	+ 350.0%	118	104	- 11.9%
Closed Sales	7	13	+ 85.7%	81	102	+ 25.9%
Median Sales Price*	\$445,000	\$630,000	+ 41.6%	\$683,000	\$730,650	+ 7.0%
Average Sales Price*	\$656,429	\$685,692	+ 4.5%	\$733,949	\$827,696	+ 12.8%
Percent of Original List Price Received*	91.7%	95.5%	+ 4.1%	90.7%	91.7%	+ 1.1%
Days on Market Until Sale	135	119	- 11.9%	134	167	+ 24.6%
Inventory of Homes for Sale	76	29	- 61.8%	--	--	--

* 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	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	108	93	- 13.9%
Closed Sales	14	11	- 21.4%	66	100	+ 51.5%
Median Sales Price*	\$297,450	\$400,000	+ 34.5%	\$284,950	\$305,000	+ 7.0%
Average Sales Price*	\$348,386	\$465,218	+ 33.5%	\$325,757	\$334,467	+ 2.7%
Percent of Original List Price Received*	93.6%	97.7%	+ 4.4%	91.3%	94.1%	+ 3.1%
Days on Market Until Sale	145	114	- 21.4%	137	132	- 3.6%
Inventory of Homes for Sale	71	15	- 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

