

Local Market Update – October 2020

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	11	9	- 18.2%	129	113	- 12.4%
Closed Sales	3	19	+ 533.3%	84	121	+ 44.0%
Median Sales Price*	\$369,500	785,925	+ 112.7%	\$671,500	\$735,000	+ 9.5%
Average Sales Price*	\$536,167	\$1,113,917	+ 107.8%	\$726,886	\$872,640	+ 20.1%
Percent of Original List Price Received*	89.5%	95.5%	+ 6.7%	90.6%	92.3%	+ 1.9%
Days on Market Until Sale	153	93	- 39.2%	135	155	+ 14.8%
Inventory of Homes for Sale	79	27	- 65.8%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	7	8	+ 14.3%	115	101	- 12.2%
Closed Sales	9	7	- 22.2%	75	107	+ 42.7%
Median Sales Price*	\$178,500	\$450,000	+ 152.1%	\$270,000	\$315,000	+ 16.7%
Average Sales Price*	\$221,556	\$441,500	+ 99.3%	\$313,253	\$341,470	+ 9.0%
Percent of Original List Price Received*	95.6%	95.8%	+ 0.2%	91.8%	94.2%	+ 2.6%
Days on Market Until Sale	63	108	+ 71.4%	128	131	+ 2.3%
Inventory of Homes for Sale	65	14	- 78.5%	--	--	--

* 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

