

# Local Market Update – November 2020

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	10	9	- 10.0%	139	122	- 12.2%
Closed Sales	3	11	+ 266.7%	87	132	+ 51.7%
Median Sales Price*	\$460,000	<b>670,000</b>	+ 45.7%	\$650,000	<b>\$730,650</b>	+ 12.4%
Average Sales Price*	\$497,167	<b>\$903,445</b>	+ 81.7%	\$718,964	<b>\$875,207</b>	+ 21.7%
Percent of Original List Price Received*	90.6%	<b>95.9%</b>	+ 5.8%	90.6%	<b>92.6%</b>	+ 2.2%
Days on Market Until Sale	102	<b>57</b>	- 44.1%	133	<b>147</b>	+ 10.5%
Inventory of Homes for Sale	77	<b>17</b>	- 77.9%	--	--	--

\* 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.

### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	8	6	- 25.0%	123	107	- 13.0%
Closed Sales	5	12	+ 140.0%	80	119	+ 48.8%
Median Sales Price*	\$260,000	<b>\$268,250</b>	+ 3.2%	\$269,000	<b>\$310,000</b>	+ 15.2%
Average Sales Price*	\$315,080	<b>\$471,233</b>	+ 49.6%	\$313,367	<b>\$354,555</b>	+ 13.1%
Percent of Original List Price Received*	95.7%	<b>95.6%</b>	- 0.1%	92.0%	<b>94.3%</b>	+ 2.5%
Days on Market Until Sale	95	<b>67</b>	- 29.5%	126	<b>124</b>	- 1.6%
Inventory of Homes for Sale	69	<b>10</b>	- 85.5%	--	--	--

\* 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

