

Local Market Update – December 2020

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	7	12	+ 71.4%	146	134	- 8.2%
Closed Sales	6	21	+ 250.0%	93	153	+ 64.5%
Median Sales Price*	\$748,750	\$655,000	- 24.5%	\$670,000	\$729,000	+ 8.8%
Average Sales Price*	\$696,250	\$1,046,126	+ 50.3%	\$717,499	\$898,667	+ 25.2%
Percent of Original List Price Received*	88.6%	97.0%	+ 9.5%	90.5%	93.2%	+ 3.0%
Days on Market Until Sale	217	64	- 70.5%	139	135	- 2.9%
Inventory of Homes for Sale	80	20	- 75.0%	--	--	--

* 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.

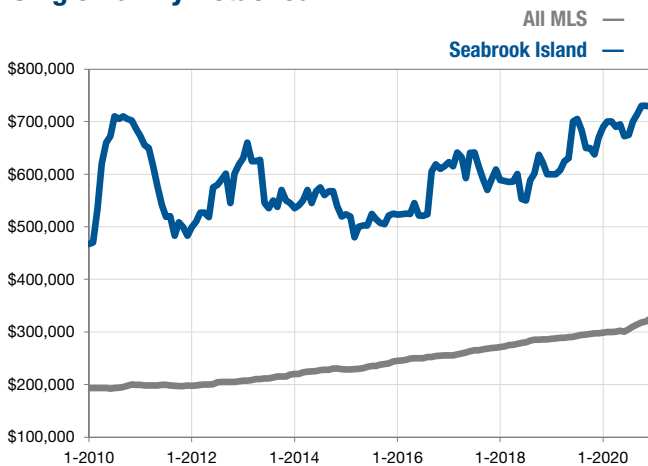
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	5	2	- 60.0%	128	109	- 14.8%
Closed Sales	7	12	+ 71.4%	87	131	+ 50.6%
Median Sales Price*	\$145,000	\$315,000	+ 117.2%	\$260,000	\$310,000	+ 19.2%
Average Sales Price*	\$209,786	\$372,932	+ 77.8%	\$305,033	\$356,238	+ 16.8%
Percent of Original List Price Received*	88.9%	98.5%	+ 10.8%	91.8%	94.7%	+ 3.2%
Days on Market Until Sale	103	61	- 40.8%	124	118	- 4.8%
Inventory of Homes for Sale	59	7	- 88.1%	--	--	--

* 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

