

# Local Market Update – January 2021

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	16	7	- 56.3%	16	7	- 56.3%
Closed Sales	5	9	+ 80.0%	5	9	+ 80.0%
Median Sales Price*	\$900,000	<b>\$871,523</b>	- 3.2%	\$900,000	<b>\$871,523</b>	- 3.2%
Average Sales Price*	\$1,042,000	<b>\$1,328,614</b>	+ 27.5%	\$1,042,000	<b>\$1,328,614</b>	+ 27.5%
Percent of Original List Price Received*	90.7%	<b>93.1%</b>	+ 2.6%	90.7%	<b>93.1%</b>	+ 2.6%
Days on Market Until Sale	215	<b>186</b>	- 13.5%	215	<b>186</b>	- 13.5%
Inventory of Homes for Sale	69	<b>19</b>	- 72.5%	--	--	--

\* 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.

### Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	13	6	- 53.8%	13	6	- 53.8%
Closed Sales	1	6	+ 500.0%	1	6	+ 500.0%
Median Sales Price*	\$181,450	<b>\$375,000</b>	+ 106.7%	\$181,450	<b>\$375,000</b>	+ 106.7%
Average Sales Price*	\$181,450	<b>\$381,500</b>	+ 110.3%	\$181,450	<b>\$381,500</b>	+ 110.3%
Percent of Original List Price Received*	96.6%	<b>95.3%</b>	- 1.3%	96.6%	<b>95.3%</b>	- 1.3%
Days on Market Until Sale	38	<b>98</b>	+ 157.9%	38	<b>98</b>	+ 157.9%
Inventory of Homes for Sale	58	<b>6</b>	- 89.7%	--	--	--

\* 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

