

Local Market Update – February 2021

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	7	9	+ 28.6%	23	16	- 30.4%
Closed Sales	8	6	- 25.0%	13	15	+ 15.4%
Median Sales Price*	\$967,500	\$474,500	- 51.0%	\$900,000	\$850,000	- 5.6%
Average Sales Price*	\$1,048,906	\$675,667	- 35.6%	\$1,046,250	\$1,067,435	+ 2.0%
Percent of Original List Price Received*	91.3%	97.1%	+ 6.4%	91.0%	94.7%	+ 4.1%
Days on Market Until Sale	141	39	- 72.3%	170	127	- 25.3%
Inventory of Homes for Sale	68	16	- 76.5%	--	--	--

* 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	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	8	- 11.1%	22	14	- 36.4%
Closed Sales	5	5	0.0%	6	11	+ 83.3%
Median Sales Price*	\$210,000	\$500,000	+ 138.1%	\$195,725	\$380,000	+ 94.1%
Average Sales Price*	\$226,000	\$476,900	+ 111.0%	\$218,575	\$424,864	+ 94.4%
Percent of Original List Price Received*	92.5%	93.2%	+ 0.8%	93.2%	94.4%	+ 1.3%
Days on Market Until Sale	121	0	- 100.0%	108	59	- 45.4%
Inventory of Homes for Sale	55	6	- 89.1%	--	--	--

* 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

