

# Local Market Update – March 2021

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	14	19	+ 35.7%	37	35	- 5.4%
Closed Sales	16	4	- 75.0%	29	19	- 34.5%
Median Sales Price*	\$700,000	<b>\$815,000</b>	+ 16.4%	\$750,000	<b>\$835,000</b>	+ 11.3%
Average Sales Price*	\$795,313	<b>\$905,000</b>	+ 13.8%	\$907,802	<b>\$1,033,238</b>	+ 13.8%
Percent of Original List Price Received*	90.4%	<b>97.0%</b>	+ 7.3%	90.7%	<b>95.2%</b>	+ 5.0%
Days on Market Until Sale	176	<b>163</b>	- 7.4%	173	<b>135</b>	- 22.0%
Inventory of Homes for Sale	76	<b>18</b>	- 76.3%	--	--	--

\* 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	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	6	12	+ 100.0%	28	26	- 7.1%
Closed Sales	12	11	- 8.3%	18	22	+ 22.2%
Median Sales Price*	\$288,500	<b>\$480,000</b>	+ 66.4%	\$222,500	<b>\$429,000</b>	+ 92.8%
Average Sales Price*	\$294,036	<b>\$509,611</b>	+ 73.3%	\$268,883	<b>\$467,238</b>	+ 73.8%
Percent of Original List Price Received*	90.3%	<b>100.5%</b>	+ 11.3%	91.3%	<b>97.4%</b>	+ 6.7%
Days on Market Until Sale	205	<b>17</b>	- 91.7%	172	<b>37</b>	- 78.5%
Inventory of Homes for Sale	52	<b>4</b>	- 92.3%	--	--	--

\* 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

