

Local Market Update – April 2021

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



Seabrook Island

Area 30

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	1	10	+ 900.0%	38	45	+ 18.4%
Closed Sales	8	17	+ 112.5%	37	36	- 2.7%
Median Sales Price*	\$502,500	\$850,000	+ 69.2%	\$700,000	\$842,500	+ 20.4%
Average Sales Price*	\$576,625	\$870,292	+ 50.9%	\$836,196	\$956,291	+ 14.4%
Percent of Original List Price Received*	88.9%	98.5%	+ 10.8%	90.3%	96.8%	+ 7.2%
Days on Market Until Sale	83	18	- 78.3%	153	79	- 48.4%
Inventory of Homes for Sale	69	12	- 82.6%	--	--	--

* 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	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	5	15	+ 200.0%	33	41	+ 24.2%
Closed Sales	4	14	+ 250.0%	22	36	+ 63.6%
Median Sales Price*	\$442,500	\$334,250	- 24.5%	\$271,000	\$402,500	+ 48.5%
Average Sales Price*	\$437,500	\$388,214	- 11.3%	\$299,540	\$436,506	+ 45.7%
Percent of Original List Price Received*	94.0%	101.6%	+ 8.1%	91.8%	99.1%	+ 8.0%
Days on Market Until Sale	152	27	- 82.2%	169	33	- 80.5%
Inventory of Homes for Sale	53	3	- 94.3%	--	--	--

* 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

