

Local Market Update – May 2021

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	17	+ 88.9%	47	62	+ 31.9%
Closed Sales	2	13	+ 550.0%	39	49	+ 25.6%
Median Sales Price*	\$752,500	\$889,000	+ 18.1%	\$700,000	\$850,000	+ 21.4%
Average Sales Price*	\$752,500	\$1,100,475	+ 46.2%	\$831,904	\$994,544	+ 19.6%
Percent of Original List Price Received*	94.1%	95.8%	+ 1.8%	90.5%	96.5%	+ 6.6%
Days on Market Until Sale	106	29	- 72.6%	151	66	- 56.3%
Inventory of Homes for Sale	60	11	- 81.7%	--	--	--

* 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.

Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	13	12	- 7.7%	46	53	+ 15.2%
Closed Sales	5	7	+ 40.0%	27	43	+ 59.3%
Median Sales Price*	\$470,000	\$490,500	+ 4.4%	\$325,000	\$425,000	+ 30.8%
Average Sales Price*	\$504,895	\$606,629	+ 20.1%	\$337,569	\$464,201	+ 37.5%
Percent of Original List Price Received*	94.6%	101.1%	+ 6.9%	92.3%	99.4%	+ 7.7%
Days on Market Until Sale	109	1	- 99.1%	158	28	- 82.3%
Inventory of Homes for Sale	46	4	- 91.3%	--	--	--

* 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

