

Local Market Update – June 2021

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	12	11	- 8.3%	59	73	+ 23.7%
Closed Sales	10	16	+ 60.0%	49	65	+ 32.7%
Median Sales Price*	\$501,250	\$853,000	+ 70.2%	\$700,000	\$850,000	+ 21.4%
Average Sales Price*	\$708,900	\$907,088	+ 28.0%	\$806,801	\$973,016	+ 20.6%
Percent of Original List Price Received*	90.4%	99.5%	+ 10.1%	90.5%	97.2%	+ 7.4%
Days on Market Until Sale	214	10	- 95.3%	164	52	- 68.3%
Inventory of Homes for Sale	49	8	- 83.7%	--	--	--

* 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	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	15	8	- 46.7%	61	61	0.0%
Closed Sales	12	9	- 25.0%	39	52	+ 33.3%
Median Sales Price*	\$211,000	\$499,000	+ 136.5%	\$269,000	\$439,500	+ 63.4%
Average Sales Price*	\$287,875	\$469,889	+ 63.2%	\$322,279	\$465,185	+ 44.3%
Percent of Original List Price Received*	89.5%	102.6%	+ 14.6%	91.4%	99.9%	+ 9.3%
Days on Market Until Sale	166	2	- 98.8%	160	23	- 85.6%
Inventory of Homes for Sale	31	6	- 80.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

