

# Local Market Update – July 2021

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



## Seabrook Island

Area 30

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	15	9	- 40.0%	74	82	+ 10.8%
Closed Sales	17	10	- 41.2%	66	75	+ 13.6%
Median Sales Price*	\$729,000	<b>\$877,500</b>	+ 20.4%	\$700,000	<b>\$865,000</b>	+ 23.6%
Average Sales Price*	\$699,068	<b>\$944,297</b>	+ 35.1%	\$779,052	<b>\$969,187</b>	+ 24.4%
Percent of Original List Price Received*	91.0%	<b>99.1%</b>	+ 8.9%	90.6%	<b>97.5%</b>	+ 7.6%
Days on Market Until Sale	217	<b>27</b>	- 87.6%	178	<b>49</b>	- 72.5%
Inventory of Homes for Sale	37	<b>10</b>	- 73.0%	--	--	--

\* 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	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	8	11	+ 37.5%	69	72	+ 4.3%
Closed Sales	27	8	- 70.4%	66	60	- 9.1%
Median Sales Price*	\$310,000	<b>\$622,500</b>	+ 100.8%	\$296,000	<b>\$476,000</b>	+ 60.8%
Average Sales Price*	\$312,011	<b>\$584,500</b>	+ 87.3%	\$318,078	<b>\$481,094</b>	+ 51.3%
Percent of Original List Price Received*	94.2%	<b>101.8%</b>	+ 8.1%	92.6%	<b>100.2%</b>	+ 8.2%
Days on Market Until Sale	118	<b>3</b>	- 97.5%	143	<b>20</b>	- 86.0%
Inventory of Homes for Sale	20	<b>7</b>	- 65.0%	--	--	--

\* 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

