

# Local Market Update – August 2021

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



## Seabrook Island

Area 30

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	12	11	- 8.3%	86	93	+ 8.1%
Closed Sales	23	14	- 39.1%	89	89	0.0%
Median Sales Price*	\$807,300	<b>\$807,438</b>	+ 0.0%	\$735,000	<b>\$851,875</b>	+ 15.9%
Average Sales Price*	\$1,047,548	<b>\$876,320</b>	- 16.3%	\$848,438	<b>\$954,579</b>	+ 12.5%
Percent of Original List Price Received*	92.6%	<b>97.5%</b>	+ 5.3%	91.1%	<b>97.5%</b>	+ 7.0%
Days on Market Until Sale	162	<b>34</b>	- 79.0%	174	<b>47</b>	- 73.0%
Inventory of Homes for Sale	32	<b>10</b>	- 68.8%	--	--	--

\* 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	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	15	8	- 46.7%	84	80	- 4.8%
Closed Sales	23	8	- 65.2%	89	68	- 23.6%
Median Sales Price*	\$285,000	<b>\$355,000</b>	+ 24.6%	\$292,000	<b>\$461,000</b>	+ 57.9%
Average Sales Price*	\$318,964	<b>\$422,375</b>	+ 32.4%	\$318,307	<b>\$474,186</b>	+ 49.0%
Percent of Original List Price Received*	96.6%	<b>96.4%</b>	- 0.2%	93.6%	<b>99.7%</b>	+ 6.5%
Days on Market Until Sale	111	<b>15</b>	- 86.5%	135	<b>20</b>	- 85.2%
Inventory of Homes for Sale	19	<b>6</b>	- 68.4%	--	--	--

\* 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

