

# Local Market Update – September 2021

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	18	9	- 50.0%	104	102	- 1.9%
Closed Sales	13	7	- 46.2%	102	96	- 5.9%
Median Sales Price*	\$630,000	<b>\$763,000</b>	+ 21.1%	\$730,650	<b>\$850,938</b>	+ 16.5%
Average Sales Price*	\$685,692	<b>\$967,457</b>	+ 41.1%	\$827,696	<b>\$955,518</b>	+ 15.4%
Percent of Original List Price Received*	95.5%	<b>97.3%</b>	+ 1.9%	91.7%	<b>97.5%</b>	+ 6.3%
Days on Market Until Sale	119	<b>14</b>	- 88.2%	167	<b>44</b>	- 73.7%
Inventory of Homes for Sale	35	<b>11</b>	- 68.6%	--	--	--

\* 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

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	11	+ 22.2%	93	90	- 3.2%
Closed Sales	11	10	- 9.1%	100	78	- 22.0%
Median Sales Price*	\$400,000	<b>\$483,500</b>	+ 20.9%	\$305,000	<b>\$461,000</b>	+ 51.1%
Average Sales Price*	\$465,218	<b>\$553,700</b>	+ 19.0%	\$334,467	<b>\$484,380</b>	+ 44.8%
Percent of Original List Price Received*	97.7%	<b>98.7%</b>	+ 1.0%	94.1%	<b>99.6%</b>	+ 5.8%
Days on Market Until Sale	114	<b>15</b>	- 86.8%	132	<b>19</b>	- 85.6%
Inventory of Homes for Sale	19	<b>10</b>	- 47.4%	--	--	--

\* 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

