

Local Market Update – October 2021

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	10	+ 11.1%	113	112	- 0.9%
Closed Sales	19	4	- 78.9%	121	100	- 17.4%
Median Sales Price*	\$785,925	\$925,500	+ 17.8%	\$735,000	\$850,938	+ 15.8%
Average Sales Price*	\$1,113,917	\$905,375	- 18.7%	\$872,640	\$953,512	+ 9.3%
Percent of Original List Price Received*	95.5%	101.6%	+ 6.4%	92.3%	97.6%	+ 5.7%
Days on Market Until Sale	93	7	- 92.5%	155	43	- 72.3%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--

* 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

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	8	9	+ 12.5%	101	100	- 1.0%
Closed Sales	7	9	+ 28.6%	107	88	- 17.8%
Median Sales Price*	\$450,000	\$335,000	- 25.6%	\$315,000	\$461,000	+ 46.3%
Average Sales Price*	\$441,500	\$417,111	- 5.5%	\$341,470	\$477,507	+ 39.8%
Percent of Original List Price Received*	95.8%	98.6%	+ 2.9%	94.2%	99.5%	+ 5.6%
Days on Market Until Sale	108	5	- 95.4%	131	17	- 87.0%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

