

Local Market Update – November 2021

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	9	0.0%	122	120	- 1.6%
Closed Sales	11	3	- 72.7%	132	103	- 22.0%
Median Sales Price*	\$670,000	\$624,900	- 6.7%	\$730,650	\$850,000	+ 16.3%
Average Sales Price*	\$903,445	\$767,967	- 15.0%	\$875,207	\$948,108	+ 8.3%
Percent of Original List Price Received*	95.9%	98.6%	+ 2.8%	92.6%	97.7%	+ 5.5%
Days on Market Until Sale	57	3	- 94.7%	147	42	- 71.4%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--

* 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.

Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	6	7	+ 16.7%	107	107	0.0%
Closed Sales	12	9	- 25.0%	119	97	- 18.5%
Median Sales Price*	\$268,250	\$545,000	+ 103.2%	\$310,000	\$473,000	+ 52.6%
Average Sales Price*	\$471,233	\$494,989	+ 5.0%	\$354,555	\$479,129	+ 35.1%
Percent of Original List Price Received*	95.6%	100.3%	+ 4.9%	94.3%	99.6%	+ 5.6%
Days on Market Until Sale	67	5	- 92.5%	124	16	- 87.1%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--

* 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

