

Local Market Update – December 2021

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	12	15	+ 25.0%	134	135	+ 0.7%
Closed Sales	21	19	- 9.5%	153	122	- 20.3%
Median Sales Price*	\$565,000	\$749,500	+ 32.7%	\$729,000	\$850,000	+ 16.6%
Average Sales Price*	\$1,046,126	\$1,048,868	+ 0.3%	\$898,667	\$963,800	+ 7.2%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	93.2%	97.6%	+ 4.7%
Days on Market Until Sale	64	28	- 56.3%	135	40	- 70.4%
Inventory of Homes for Sale	23	4	- 82.6%	--	--	--

* 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	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	2	6	+ 200.0%	109	113	+ 3.7%
Closed Sales	12	14	+ 16.7%	131	111	- 15.3%
Median Sales Price*	\$315,000	\$636,500	+ 102.1%	\$310,000	\$480,000	+ 54.8%
Average Sales Price*	\$372,932	\$589,343	+ 58.0%	\$356,238	\$493,030	+ 38.4%
Percent of Original List Price Received*	98.5%	99.3%	+ 0.8%	94.7%	99.5%	+ 5.1%
Days on Market Until Sale	61	48	- 21.3%	118	20	- 83.1%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--

* 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

