

Local Market Update – January 2023

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



Seabrook Island

Area 30

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	11	4	- 63.6%	11	4	- 63.6%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Median Sales Price*	\$1,006,000	\$1,470,000	+ 46.1%	\$1,006,000	\$1,470,000	+ 46.1%
Average Sales Price*	\$1,443,936	\$1,427,500	- 1.1%	\$1,443,936	\$1,427,500	- 1.1%
Percent of Original List Price Received*	92.7%	86.6%	- 6.6%	92.7%	86.6%	- 6.6%
Days on Market Until Sale	14	117	+ 735.7%	14	117	+ 735.7%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--

* 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	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	11	3	- 72.7%	11	3	- 72.7%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$654,250	\$445,000	- 32.0%	\$654,250	\$445,000	- 32.0%
Average Sales Price*	\$593,438	\$434,000	- 26.9%	\$593,438	\$434,000	- 26.9%
Percent of Original List Price Received*	99.3%	96.2%	- 3.1%	99.3%	96.2%	- 3.1%
Days on Market Until Sale	30	27	- 10.0%	30	27	- 10.0%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--

* 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

