

Local Market Update – April 2023

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



Seabrook Island

Area 30

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	8	13	+ 62.5%	42	35	- 16.7%
Closed Sales	14	7	- 50.0%	41	23	- 43.9%
Median Sales Price*	\$1,206,193	\$1,475,000	+ 22.3%	\$1,200,000	\$1,400,000	+ 16.7%
Average Sales Price*	\$1,208,399	\$1,527,857	+ 26.4%	\$1,322,674	\$1,350,435	+ 2.1%
Percent of Original List Price Received*	99.8%	94.0%	- 5.8%	97.3%	92.5%	- 4.9%
Days on Market Until Sale	15	40	+ 166.7%	25	57	+ 128.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	9	15	+ 66.7%	41	24	- 41.5%
Closed Sales	7	6	- 14.3%	31	24	- 22.6%
Median Sales Price*	\$487,400	\$718,750	+ 47.5%	\$530,000	\$580,000	+ 9.4%
Average Sales Price*	\$542,343	\$628,167	+ 15.8%	\$553,999	\$594,392	+ 7.3%
Percent of Original List Price Received*	101.8%	98.0%	- 3.7%	103.0%	93.5%	- 9.2%
Days on Market Until Sale	2	42	+ 2,000.0%	16	64	+ 300.0%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--

* 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

