

Local Market Update – December 2023

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

Seabrook Island

Area 30

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	3	10	+ 233.3%	128	123	- 3.9%
Closed Sales	6	4	- 33.3%	103	84	- 18.4%
Median Sales Price*	\$1,405,000	\$1,298,000	- 7.6%	\$1,180,000	\$1,345,000	+ 14.0%
Average Sales Price*	\$1,971,167	\$1,499,000	- 24.0%	\$1,392,691	\$1,485,234	+ 6.6%
Percent of Original List Price Received*	92.2%	96.5%	+ 4.7%	97.4%	96.1%	- 1.3%
Days on Market Until Sale	36	25	- 30.6%	17	35	+ 105.9%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--

* 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.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	4	4	0.0%	121	108	- 10.7%
Closed Sales	4	2	- 50.0%	98	80	- 18.4%
Median Sales Price*	\$491,000	\$815,000	+ 66.0%	\$631,000	\$600,000	- 4.9%
Average Sales Price*	\$490,500	\$815,000	+ 66.2%	\$591,381	\$652,011	+ 10.3%
Percent of Original List Price Received*	98.7%	85.7%	- 13.2%	100.4%	95.6%	- 4.8%
Days on Market Until Sale	8	28	+ 250.0%	18	36	+ 100.0%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--

* 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

