

Local Market Update – January 2024

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

Seabrook Island

Area 30

Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	4	8	+ 100.0%	4	8	+ 100.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$1,470,000	\$1,170,000	- 20.4%	\$1,470,000	\$1,170,000	- 20.4%
Average Sales Price*	\$1,427,500	\$1,283,000	- 10.1%	\$1,427,500	\$1,283,000	- 10.1%
Percent of Original List Price Received*	86.6%	98.1%	+ 13.3%	86.6%	98.1%	+ 13.3%
Days on Market Until Sale	117	7	- 94.0%	117	7	- 94.0%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--

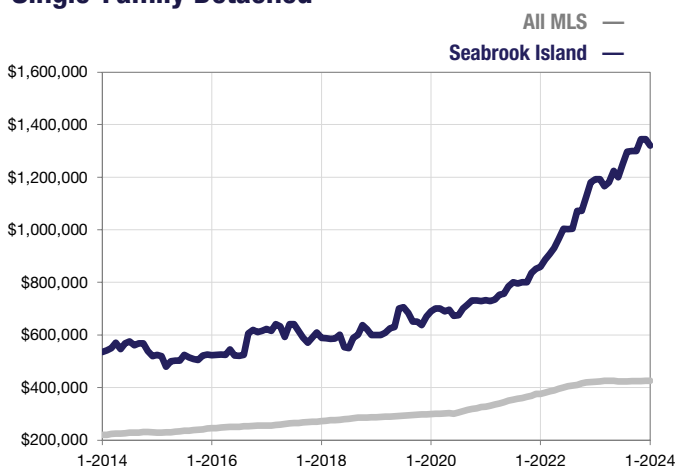
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	3	9	+ 200.0%	3	9	+ 200.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$445,000	\$582,500	+ 30.9%	\$445,000	\$582,500	+ 30.9%
Average Sales Price*	\$434,000	\$551,625	+ 27.1%	\$434,000	\$551,625	+ 27.1%
Percent of Original List Price Received*	96.2%	98.0%	+ 1.9%	96.2%	98.0%	+ 1.9%
Days on Market Until Sale	27	28	+ 3.7%	27	28	+ 3.7%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--

* 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

