

# Local Market Update – March 2024

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	9	18	+ 100.0%	22	37	+ 68.2%
Closed Sales	6	4	- 33.3%	16	17	+ 6.3%
Median Sales Price*	\$1,400,000	\$1,300,000	- 7.1%	\$1,275,000	\$1,300,000	+ 2.0%
Average Sales Price*	\$1,303,333	\$1,400,000	+ 7.4%	\$1,272,813	\$1,360,595	+ 6.9%
Percent of Original List Price Received*	94.3%	96.4%	+ 2.2%	91.8%	95.6%	+ 4.1%
Days on Market Until Sale	41	58	+ 41.5%	65	36	- 44.6%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--

\* 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	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	5	12	+ 140.0%	9	37	+ 311.1%
Closed Sales	5	11	+ 120.0%	18	21	+ 16.7%
Median Sales Price*	\$875,000	\$680,000	- 22.3%	\$517,500	\$595,000	+ 15.0%
Average Sales Price*	\$736,000	\$764,636	+ 3.9%	\$583,133	\$677,500	+ 16.2%
Percent of Original List Price Received*	88.5%	91.6%	+ 3.5%	92.0%	92.7%	+ 0.8%
Days on Market Until Sale	96	57	- 40.6%	71	71	0.0%
Inventory of Homes for Sale	4	26	+ 550.0%	--	--	--

\* 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

