Local Market Update – March 2024

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



Seabrook Island

Area 30

| Single-Family Detached | March | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 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% | | | |

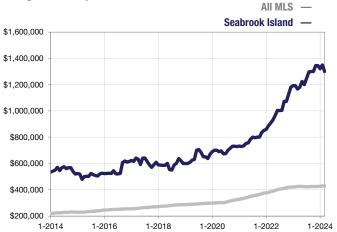
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics | 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% | | | |

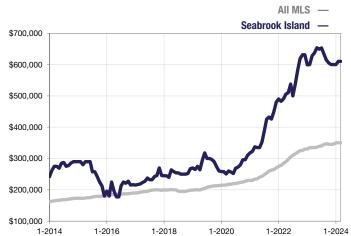
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of April 9, 2024. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®. Report © 2024 ShowingTime Plus, LLC. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.