

Local Market Update – November 2015

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



Seabrook Island

Area 30

Single-Family Detached	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	13	7	- 46.2%	123	126	+ 2.4%
Closed Sales	3	11	+ 266.7%	57	70	+ 22.8%
Median Sales Price*	\$435,000	\$630,500	+ 44.9%	\$539,078	\$530,000	- 1.7%
Average Sales Price*	\$424,693	\$796,727	+ 87.6%	\$594,945	\$653,343	+ 9.8%
Percent of Original List Price Received*	81.1%	85.2%	+ 5.1%	86.8%	87.9%	+ 1.3%
Days on Market Until Sale	319	267	- 16.3%	222	242	+ 9.0%
Inventory of Homes for Sale	99	94	- 5.1%	--	--	--

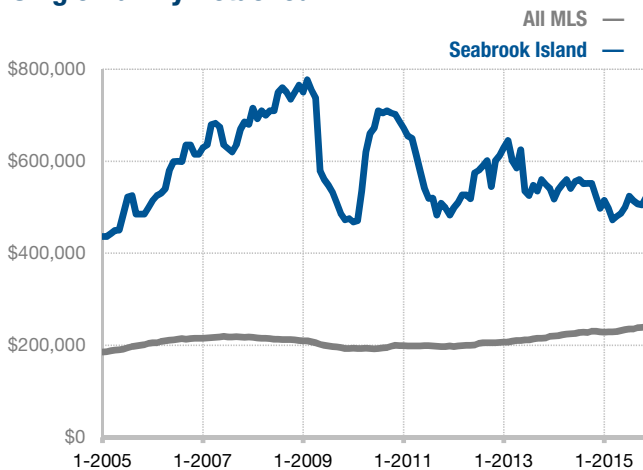
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	5	5	0.0%	79	112	+ 41.8%
Closed Sales	6	4	- 33.3%	46	43	- 6.5%
Median Sales Price*	\$345,000	\$433,500	+ 25.7%	\$290,000	\$212,000	- 26.9%
Average Sales Price*	\$334,250	\$381,000	+ 14.0%	\$299,897	\$320,602	+ 6.9%
Percent of Original List Price Received*	90.5%	96.8%	+ 7.0%	87.5%	90.8%	+ 3.8%
Days on Market Until Sale	147	142	- 3.4%	174	128	- 26.4%
Inventory of Homes for Sale	66	75	+ 13.6%	--	--	--

* 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

