

Local Market Update – August 2017

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



Seabrook Island

Area 30

Single-Family Detached

| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2016 | 2017 | Percent Change | 2016 | 2017 | Percent Change |
| New Listings | 14 | 14 | 0.0% | 109 | 129 | + 18.3% |
| Closed Sales | 8 | 11 | + 37.5% | 58 | 76 | + 31.0% |
| Median Sales Price* | \$892,000 | \$615,000 | - 31.1% | \$615,000 | \$627,500 | + 2.0% |
| Average Sales Price* | \$886,375 | \$663,218 | - 25.2% | \$735,334 | \$792,722 | + 7.8% |
| Percent of Original List Price Received* | 87.2% | 92.6% | + 6.2% | 88.3% | 92.3% | + 4.5% |
| Days on Market Until Sale | 228 | 56 | - 75.4% | 218 | 133 | - 39.0% |
| Inventory of Homes for Sale | 102 | 94 | - 7.8% | -- | -- | -- |

* 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

| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2016 | 2017 | Percent Change | 2016 | 2017 | Percent Change |
| New Listings | 10 | 11 | + 10.0% | 89 | 119 | + 33.7% |
| Closed Sales | 6 | 8 | + 33.3% | 39 | 59 | + 51.3% |
| Median Sales Price* | \$307,500 | \$357,000 | + 16.1% | \$225,000 | \$246,000 | + 9.3% |
| Average Sales Price* | \$304,483 | \$378,972 | + 24.5% | \$252,562 | \$325,283 | + 28.8% |
| Percent of Original List Price Received* | 92.5% | 90.8% | - 1.8% | 90.8% | 91.9% | + 1.2% |
| Days on Market Until Sale | 273 | 111 | - 59.3% | 178 | 120 | - 32.6% |
| Inventory of Homes for Sale | 89 | 87 | - 2.2% | -- | -- | -- |

* 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

