

Local Market Update – December 2015

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



Seabrook Island

Area 30

Single-Family Detached	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	2	6	+ 200.0%	125	132	+ 5.6%
Closed Sales	9	12	+ 33.3%	66	82	+ 24.2%
Median Sales Price*	\$437,000	\$475,000	+ 8.7%	\$497,500	\$525,000	+ 5.5%
Average Sales Price*	\$435,444	\$695,675	+ 59.8%	\$573,195	\$659,538	+ 15.1%
Percent of Original List Price Received*	78.8%	89.2%	+ 13.2%	85.7%	88.1%	+ 2.8%
Days on Market Until Sale	233	149	- 36.1%	223	228	+ 2.2%
Inventory of Homes for Sale	97	80	- 17.5%	--	--	--

* 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	December			Year to Date		
	2014	2015	Percent Change	2014	2015	Percent Change
Key Metrics						
New Listings	4	4	0.0%	83	116	+ 39.8%
Closed Sales	5	5	0.0%	51	48	- 5.9%
Median Sales Price*	\$225,000	\$175,000	- 22.2%	\$290,000	\$196,050	- 32.4%
Average Sales Price*	\$267,900	\$270,400	+ 0.9%	\$296,760	\$315,373	+ 6.3%
Percent of Original List Price Received*	74.0%	92.7%	+ 25.3%	86.1%	91.0%	+ 5.7%
Days on Market Until Sale	346	126	- 63.6%	191	128	- 33.0%
Inventory of Homes for Sale	65	72	+ 10.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

