

Local Market Update – February 2016

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



Seabrook Island

Area 30

Single-Family Detached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	15	11	- 26.7%	29	16	- 44.8%
Closed Sales	6	7	+ 16.7%	8	10	+ 25.0%
Median Sales Price*	\$742,500	\$740,000	- 0.3%	\$647,750	\$632,000	- 2.4%
Average Sales Price*	\$770,500	\$1,099,071	+ 42.6%	\$739,813	\$1,000,300	+ 35.2%
Percent of Original List Price Received*	77.8%	87.5%	+ 12.5%	81.8%	87.3%	+ 6.7%
Days on Market Until Sale	369	206	- 44.2%	322	217	- 32.6%
Inventory of Homes for Sale	104	74	- 28.8%	--	--	--

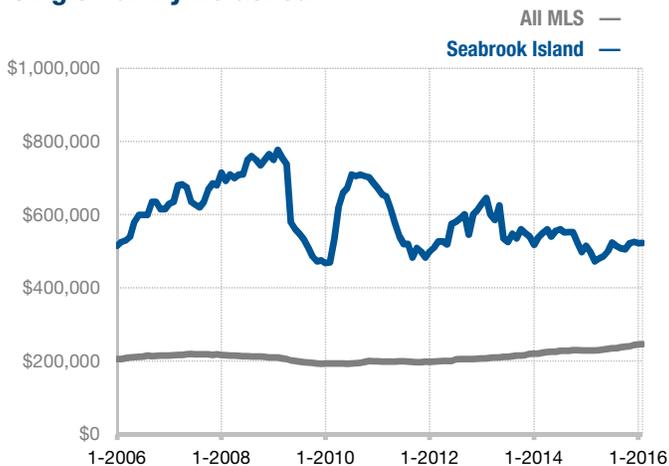
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	14	6	- 57.1%	25	16	- 36.0%
Closed Sales	3	3	0.0%	4	5	+ 25.0%
Median Sales Price*	\$298,000	\$142,000	- 52.3%	\$319,000	\$225,000	- 29.5%
Average Sales Price*	\$245,000	\$182,538	- 25.5%	\$289,375	\$258,523	- 10.7%
Percent of Original List Price Received*	95.4%	69.2%	- 27.5%	93.2%	79.5%	- 14.7%
Days on Market Until Sale	127	417	+ 228.3%	231	270	+ 16.9%
Inventory of Homes for Sale	81	68	- 16.0%	--	--	--

* 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

