

Local Market Update – December 2017

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



Seabrook Island

Area 30

Single-Family Detached

| Key Metrics | December | | | Year to Date | | |
|--|-----------|--------------------|----------------|--------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | 2016 | 2017 | Percent Change |
| New Listings | 9 | 7 | - 22.2% | 142 | 161 | + 13.4% |
| Closed Sales | 6 | 6 | 0.0% | 80 | 108 | + 35.0% |
| Median Sales Price* | \$474,774 | \$1,050,000 | + 121.2% | \$615,000 | \$608,750 | - 1.0% |
| Average Sales Price* | \$594,091 | \$1,150,167 | + 93.6% | \$743,774 | \$768,378 | + 3.3% |
| Percent of Original List Price Received* | 89.6% | 84.9% | - 5.2% | 88.3% | 91.0% | + 3.1% |
| Days on Market Until Sale | 73 | 112 | + 53.4% | 196 | 142 | - 27.6% |
| Inventory of Homes for Sale | 89 | 78 | - 12.4% | -- | -- | -- |

* 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 | December | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2016 | 2017 | Percent Change | 2016 | 2017 | Percent Change |
| New Listings | 6 | 4 | - 33.3% | 114 | 153 | + 34.2% |
| Closed Sales | 4 | 6 | + 50.0% | 56 | 83 | + 48.2% |
| Median Sales Price* | \$225,115 | \$115,250 | - 48.8% | \$216,000 | \$246,000 | + 13.9% |
| Average Sales Price* | \$231,808 | \$138,417 | - 40.3% | \$248,322 | \$304,667 | + 22.7% |
| Percent of Original List Price Received* | 92.8% | 89.5% | - 3.6% | 91.4% | 91.1% | - 0.3% |
| Days on Market Until Sale | 246 | 70 | - 71.5% | 179 | 129 | - 27.9% |
| Inventory of Homes for Sale | 68 | 74 | + 8.8% | -- | -- | -- |

* 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

