

Local Market Update – February 2018

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



Seabrook Island

Area 30

Single-Family Detached

Key Metrics	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	22	24	+ 9.1%	30	34	+ 13.3%
Closed Sales	5	8	+ 60.0%	10	14	+ 40.0%
Median Sales Price*	\$590,000	\$605,483	+ 2.6%	\$710,500	\$558,000	- 21.5%
Average Sales Price*	\$597,600	\$719,708	+ 20.4%	\$975,300	\$673,533	- 30.9%
Percent of Original List Price Received*	95.2%	88.6%	- 6.9%	90.7%	87.9%	- 3.1%
Days on Market Until Sale	59	177	+ 200.0%	156	196	+ 25.6%
Inventory of Homes for Sale	96	90	- 6.3%	--	--	--

* 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.

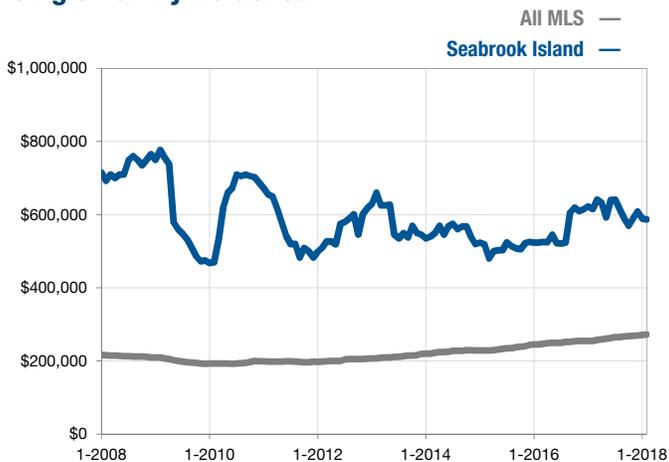
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	20	15	- 25.0%	31	24	- 22.6%
Closed Sales	5	5	0.0%	8	9	+ 12.5%
Median Sales Price*	\$320,000	\$270,000	- 15.6%	\$318,750	\$270,000	- 15.3%
Average Sales Price*	\$303,000	\$233,700	- 22.9%	\$303,281	\$273,556	- 9.8%
Percent of Original List Price Received*	92.9%	89.0%	- 4.2%	91.2%	91.9%	+ 0.8%
Days on Market Until Sale	88	184	+ 109.1%	156	174	+ 11.5%
Inventory of Homes for Sale	75	74	- 1.3%	--	--	--

* 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

