

# Local Market Update – July 2018

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



## Seabrook Island

Area 30

### Single-Family Detached

Key Metrics	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	12	<b>21</b>	+ 75.0%	115	<b>125</b>	+ 8.7%
Closed Sales	7	<b>10</b>	+ 42.9%	65	<b>58</b>	- 10.8%
Median Sales Price*	\$485,000	<b>\$463,500</b>	- 4.4%	\$640,000	<b>\$533,250</b>	- 16.7%
Average Sales Price*	\$619,000	<b>\$530,800</b>	- 14.2%	\$814,638	<b>\$655,946</b>	- 19.5%
Percent of Original List Price Received*	95.7%	<b>88.1%</b>	- 7.9%	92.2%	<b>90.9%</b>	- 1.4%
Days on Market Until Sale	37	<b>197</b>	+ 432.4%	146	<b>138</b>	- 5.5%
Inventory of Homes for Sale	96	<b>103</b>	+ 7.3%	--	--	--

\* 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	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	8	<b>10</b>	+ 25.0%	108	<b>88</b>	- 18.5%
Closed Sales	9	<b>5</b>	- 44.4%	51	<b>66</b>	+ 29.4%
Median Sales Price*	\$229,000	<b>\$159,000</b>	- 30.6%	\$245,000	<b>\$252,000</b>	+ 2.9%
Average Sales Price*	\$356,722	<b>\$339,835</b>	- 4.7%	\$316,861	<b>\$291,906</b>	- 7.9%
Percent of Original List Price Received*	92.1%	<b>95.8%</b>	+ 4.0%	92.1%	<b>90.8%</b>	- 1.4%
Days on Market Until Sale	104	<b>13</b>	- 87.5%	122	<b>150</b>	+ 23.0%
Inventory of Homes for Sale	96	<b>77</b>	- 19.8%	--	--	--

\* 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

