

Local Market Update – July 2016

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



Seabrook Island

Area 30

Single-Family Detached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	16	9	- 43.8%	92	92	0.0%
Closed Sales	7	8	+ 14.3%	38	49	+ 28.9%
Median Sales Price*	\$700,000	\$561,000	- 19.9%	\$557,500	\$524,000	- 6.0%
Average Sales Price*	\$747,500	\$615,875	- 17.6%	\$624,947	\$672,620	+ 7.6%
Percent of Original List Price Received*	93.1%	91.3%	- 1.9%	88.0%	88.5%	+ 0.6%
Days on Market Until Sale	202	157	- 22.3%	233	219	- 6.0%
Inventory of Homes for Sale	110	92	- 16.4%	--	--	--

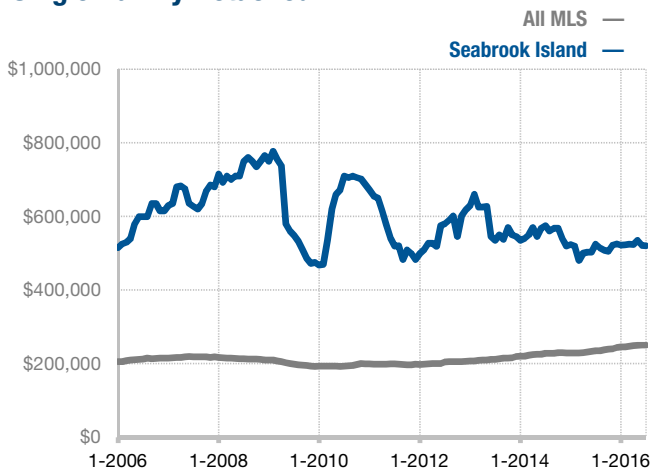
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
Key Metrics						
New Listings	6	10	+ 66.7%	87	79	- 9.2%
Closed Sales	12	5	- 58.3%	27	33	+ 22.2%
Median Sales Price*	\$176,800	\$245,000	+ 38.6%	\$180,100	\$217,000	+ 20.5%
Average Sales Price*	\$296,093	\$250,300	- 15.5%	\$278,332	\$243,122	- 12.7%
Percent of Original List Price Received*	92.2%	89.8%	- 2.6%	92.0%	90.5%	- 1.6%
Days on Market Until Sale	99	295	+ 198.0%	120	160	+ 33.3%
Inventory of Homes for Sale	92	77	- 16.3%	--	--	--

* 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

