

Local Market Update – August 2023

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



Seabrook Island

Area 30

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	9	9	0.0%	93	80	- 14.0%
Closed Sales	7	7	0.0%	73	56	- 23.3%
Median Sales Price*	\$812,000	\$1,050,000	+ 29.3%	\$1,124,550	\$1,320,000	+ 17.4%
Average Sales Price*	\$874,143	\$1,226,000	+ 40.3%	\$1,288,968	\$1,399,136	+ 8.5%
Percent of Original List Price Received*	95.7%	99.8%	+ 4.3%	97.7%	95.7%	- 2.0%
Days on Market Until Sale	9	6	- 33.3%	17	39	+ 129.4%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--

* 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	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	9	11	+ 22.2%	92	78	- 15.2%
Closed Sales	5	13	+ 160.0%	69	61	- 11.6%
Median Sales Price*	\$599,000	\$550,000	- 8.2%	\$575,000	\$610,000	+ 6.1%
Average Sales Price*	\$627,920	\$650,538	+ 3.6%	\$572,581	\$657,744	+ 14.9%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	102.1%	96.7%	- 5.3%
Days on Market Until Sale	14	19	+ 35.7%	11	35	+ 218.2%
Inventory of Homes for Sale	15	28	+ 86.7%	--	--	--

* 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

