

Local Market Update – February 2024

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

Seabrook Island

Area 30

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	9	11	+ 22.2%	13	19	+ 46.2%
Closed Sales	6	7	+ 16.7%	10	13	+ 30.0%
Median Sales Price*	\$964,500	\$1,350,000	+ 40.0%	\$1,120,000	\$1,175,000	+ 4.9%
Average Sales Price*	\$1,139,167	\$1,404,587	+ 23.3%	\$1,254,500	\$1,348,470	+ 7.5%
Percent of Original List Price Received*	92.9%	92.9%	0.0%	90.3%	95.3%	+ 5.5%
Days on Market Until Sale	53	48	- 9.4%	79	29	- 63.3%
Inventory of Homes for Sale	15	27	+ 80.0%	--	--	--

* 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.

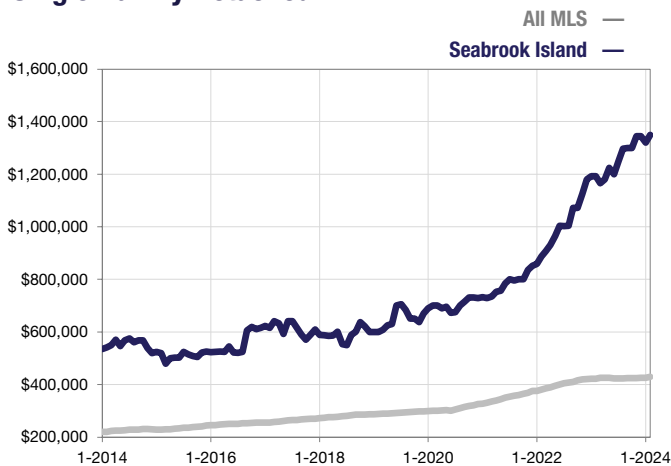
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	16	+ 1,500.0%	4	25	+ 525.0%
Closed Sales	8	6	- 25.0%	13	10	- 23.1%
Median Sales Price*	\$580,000	\$610,000	+ 5.2%	\$475,000	\$582,500	+ 22.6%
Average Sales Price*	\$580,800	\$601,667	+ 3.6%	\$524,338	\$581,650	+ 10.9%
Percent of Original List Price Received*	91.4%	91.2%	- 0.2%	93.3%	93.9%	+ 0.6%
Days on Market Until Sale	83	45	- 45.8%	61	38	- 37.7%
Inventory of Homes for Sale	6	22	+ 266.7%	--	--	--

* 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

