

Local Market Update – December 2018

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



Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	15	18	+ 20.0%	289	405	+ 40.1%
Closed Sales	17	19	+ 11.8%	229	207	- 9.6%
Median Sales Price*	\$960,000	\$1,300,000	+ 35.4%	\$895,000	\$985,000	+ 10.1%
Average Sales Price*	\$1,325,954	\$1,910,842	+ 44.1%	\$1,268,428	\$1,383,117	+ 9.0%
Percent of Original List Price Received*	92.3%	90.6%	- 1.8%	92.0%	91.6%	- 0.4%
Days on Market Until Sale	52	85	+ 63.5%	99	88	- 11.1%
Inventory of Homes for Sale	107	149	+ 39.3%	--	--	--

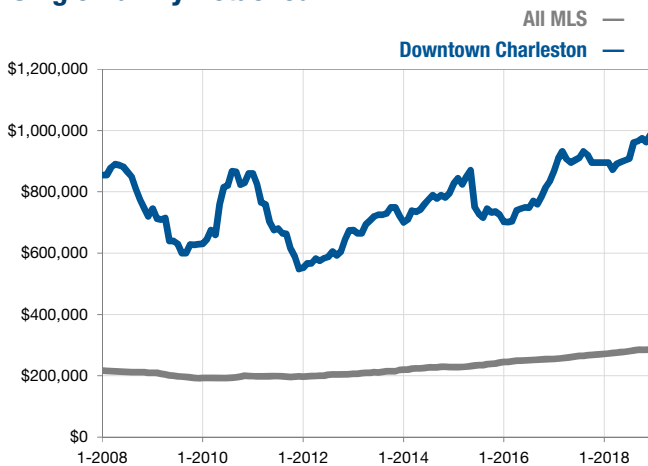
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	26	15	- 42.3%	330	402	+ 21.8%
Closed Sales	12	27	+ 125.0%	191	204	+ 6.8%
Median Sales Price*	\$569,500	\$642,500	+ 12.8%	\$570,000	\$612,500	+ 7.5%
Average Sales Price*	\$684,958	\$666,398	- 2.7%	\$703,562	\$742,101	+ 5.5%
Percent of Original List Price Received*	95.8%	97.0%	+ 1.3%	94.0%	95.0%	+ 1.1%
Days on Market Until Sale	42	38	- 9.5%	88	71	- 19.3%
Inventory of Homes for Sale	120	142	+ 18.3%	--	--	--

* 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

