

Local Market Update – December 2018

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	94	54	- 42.6%	1,360	1,268	- 6.8%
Closed Sales	114	82	- 28.1%	1,193	1,036	- 13.2%
Median Sales Price*	\$195,000	\$198,500	+ 1.8%	\$186,994	\$198,000	+ 5.9%
Average Sales Price*	\$199,555	\$205,278	+ 2.9%	\$189,500	\$203,410	+ 7.3%
Percent of Original List Price Received*	96.3%	96.0%	- 0.3%	96.6%	96.5%	- 0.1%
Days on Market Until Sale	33	28	- 15.2%	42	33	- 21.4%
Inventory of Homes for Sale	201	187	- 7.0%	--	--	--

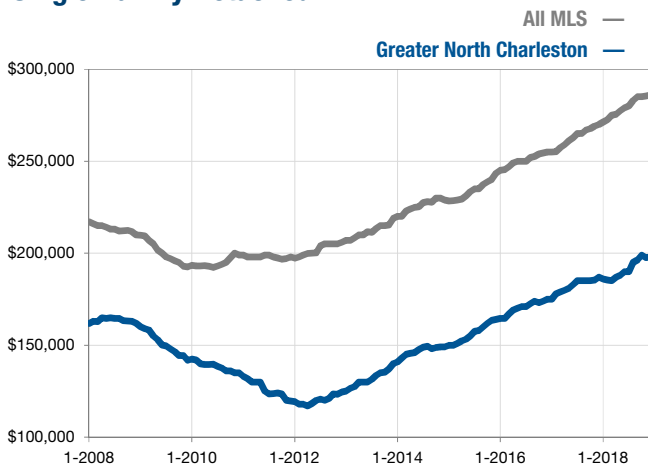
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
Key Metrics						
New Listings	12	14	+ 16.7%	281	389	+ 38.4%
Closed Sales	19	22	+ 15.8%	238	277	+ 16.4%
Median Sales Price*	\$116,000	\$128,500	+ 10.8%	\$119,250	\$129,000	+ 8.2%
Average Sales Price*	\$120,600	\$143,336	+ 18.9%	\$136,486	\$138,084	+ 1.2%
Percent of Original List Price Received*	96.6%	96.3%	- 0.3%	96.2%	97.2%	+ 1.0%
Days on Market Until Sale	33	64	+ 93.9%	36	28	- 22.2%
Inventory of Homes for Sale	29	74	+ 155.2%	--	--	--

* 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

