

# Local Market Update – December 2018

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



## Upper Charleston Peninsula

Area 52

### Single-Family Detached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	17	15	- 11.8%	230	270	+ 17.4%
Closed Sales	13	13	0.0%	155	159	+ 2.6%
Median Sales Price*	\$550,000	<b>\$472,500</b>	- 14.1%	\$478,000	<b>\$481,000</b>	+ 0.6%
Average Sales Price*	\$655,327	<b>\$460,369</b>	- 29.7%	\$520,632	<b>\$499,554</b>	- 4.0%
Percent of Original List Price Received*	95.1%	<b>90.0%</b>	- 5.4%	95.2%	<b>93.7%</b>	- 1.6%
Days on Market Until Sale	49	<b>73</b>	+ 49.0%	49	<b>56</b>	+ 14.3%
Inventory of Homes for Sale	54	<b>73</b>	+ 35.2%	--	--	--

\* 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.

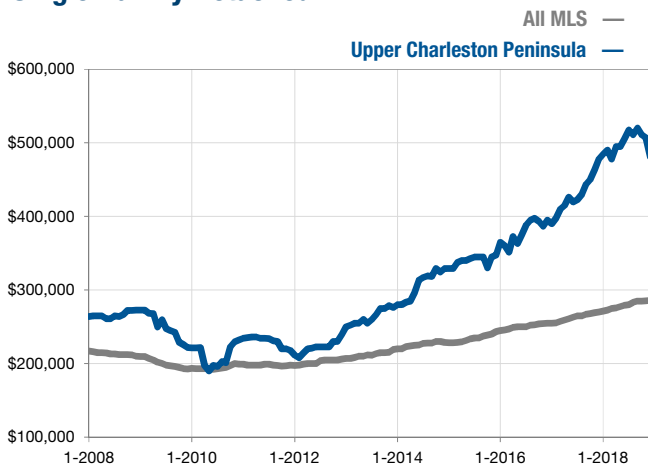
### Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
New Listings	1	1	0.0%	45	50	+ 11.1%
Closed Sales	0	2	--	25	29	+ 16.0%
Median Sales Price*	\$0	<b>\$387,500</b>	--	\$346,000	<b>\$375,000</b>	+ 8.4%
Average Sales Price*	\$0	<b>\$387,500</b>	--	\$371,036	<b>\$439,933</b>	+ 18.6%
Percent of Original List Price Received*	0.0%	<b>87.6%</b>	--	94.7%	<b>94.4%</b>	- 0.3%
Days on Market Until Sale	0	<b>176</b>	--	58	<b>46</b>	- 20.7%
Inventory of Homes for Sale	10	<b>11</b>	+ 10.0%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

