

Local Market Update – January 2019

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



Downtown Charleston

Area 51

Single-Family Detached	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	34	39	+ 14.7%	34	39	+ 14.7%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$1,150,000	\$1,588,750	+ 38.2%	\$1,150,000	\$1,588,750	+ 38.2%
Average Sales Price*	\$1,608,458	\$1,559,500	- 3.0%	\$1,608,458	\$1,559,500	- 3.0%
Percent of Original List Price Received*	92.9%	91.9%	- 1.1%	92.9%	91.9%	- 1.1%
Days on Market Until Sale	50	82	+ 64.0%	50	82	+ 64.0%
Inventory of Homes for Sale	116	161	+ 38.8%	--	--	--

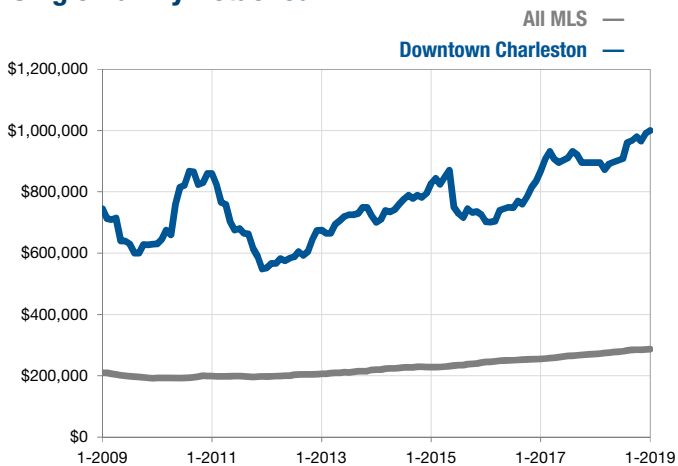
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	26	30	+ 15.4%	26	30	+ 15.4%
Closed Sales	17	12	- 29.4%	17	12	- 29.4%
Median Sales Price*	\$710,000	\$994,500	+ 40.1%	\$710,000	\$994,500	+ 40.1%
Average Sales Price*	\$752,147	\$1,067,292	+ 41.9%	\$752,147	\$1,067,292	+ 41.9%
Percent of Original List Price Received*	93.2%	92.8%	- 0.4%	93.2%	92.8%	- 0.4%
Days on Market Until Sale	80	99	+ 23.8%	80	99	+ 23.8%
Inventory of Homes for Sale	125	155	+ 24.0%	--	--	--

* 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

