

# Local Market Update – February 2019

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



## Downtown Charleston

Area 51

Single-Family Detached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	35	<b>49</b>	+ 40.0%	69	<b>88</b>	+ 27.5%
Closed Sales	15	<b>8</b>	- 46.7%	27	<b>18</b>	- 33.3%
Median Sales Price*	\$1,200,000	<b>\$757,500</b>	- 36.9%	\$1,200,000	<b>\$1,167,500</b>	- 2.7%
Average Sales Price*	\$1,227,394	<b>\$820,313</b>	- 33.2%	\$1,396,756	<b>\$1,230,972</b>	- 11.9%
Percent of Original List Price Received*	96.9%	<b>92.6%</b>	- 4.4%	95.1%	<b>92.2%</b>	- 3.0%
Days on Market Until Sale	105	<b>66</b>	- 37.1%	81	<b>75</b>	- 7.4%
Inventory of Homes for Sale	121	<b>187</b>	+ 54.5%	--	--	--

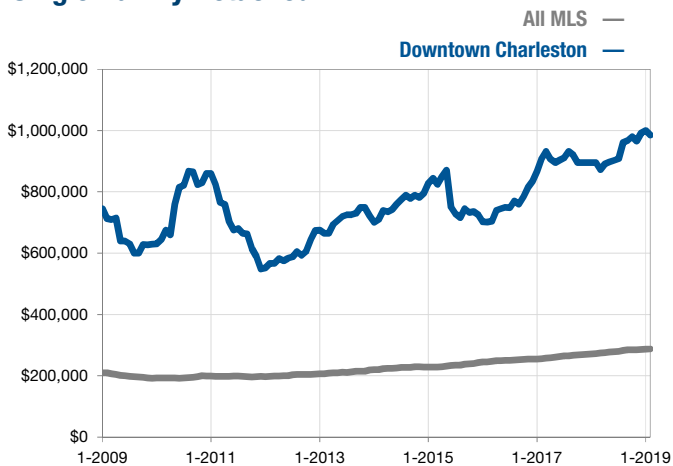
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	46	<b>34</b>	- 26.1%	72	<b>65</b>	- 9.7%
Closed Sales	13	<b>7</b>	- 46.2%	30	<b>19</b>	- 36.7%
Median Sales Price*	\$759,000	<b>\$800,000</b>	+ 5.4%	\$734,500	<b>\$990,000</b>	+ 34.8%
Average Sales Price*	\$854,046	<b>\$1,153,286</b>	+ 35.0%	\$796,303	<b>\$1,098,974</b>	+ 38.0%
Percent of Original List Price Received*	94.0%	<b>88.6%</b>	- 5.7%	93.5%	<b>91.3%</b>	- 2.4%
Days on Market Until Sale	98	<b>132</b>	+ 34.7%	88	<b>111</b>	+ 26.1%
Inventory of Homes for Sale	147	<b>157</b>	+ 6.8%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

