

# Local Market Update – February 2019

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	15	<b>22</b>	+ 46.7%	40	<b>40</b>	0.0%
Closed Sales	15	<b>13</b>	- 13.3%	29	<b>30</b>	+ 3.4%
Median Sales Price*	\$480,000	<b>\$465,000</b>	- 3.1%	\$480,000	<b>\$438,500</b>	- 8.6%
Average Sales Price*	\$483,133	<b>\$441,538</b>	- 8.6%	\$470,138	<b>\$414,133</b>	- 11.9%
Percent of Original List Price Received*	95.7%	<b>89.4%</b>	- 6.6%	93.2%	<b>89.4%</b>	- 4.1%
Days on Market Until Sale	31	<b>127</b>	+ 309.7%	46	<b>96</b>	+ 108.7%
Inventory of Homes for Sale	52	<b>65</b>	+ 25.0%	--	--	--

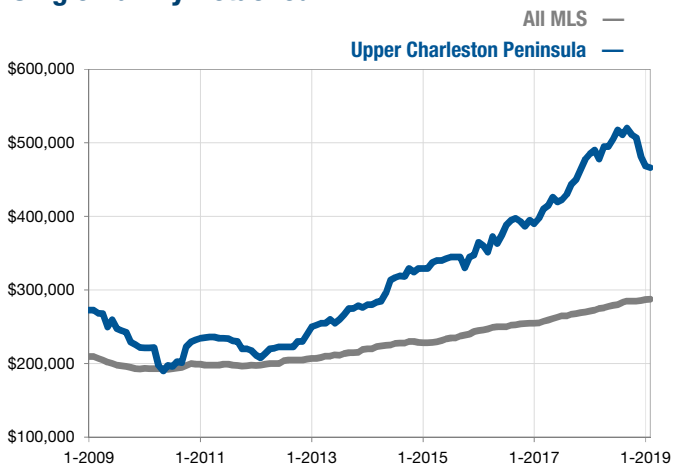
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>4</b>	- 33.3%	12	<b>7</b>	- 41.7%
Closed Sales	0	<b>0</b>	--	5	<b>1</b>	- 80.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$665,000	<b>\$264,500</b>	- 60.2%
Average Sales Price*	\$0	<b>\$0</b>	--	\$661,110	<b>\$264,500</b>	- 60.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	103.4%	<b>89.8%</b>	- 13.2%
Days on Market Until Sale	0	<b>0</b>	--	43	<b>132</b>	+ 207.0%
Inventory of Homes for Sale	14	<b>12</b>	- 14.3%	--	--	--

\* 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

