

Local Market Update – March 2019

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



Downtown Charleston

Area 51

Single-Family Detached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	40	51	+ 27.5%	109	139	+ 27.5%
Closed Sales	29	19	- 34.5%	56	37	- 33.9%
Median Sales Price*	\$775,000	\$1,750,000	+ 125.8%	\$852,500	\$1,300,000	+ 52.5%
Average Sales Price*	\$901,663	\$2,599,737	+ 188.3%	\$1,140,369	\$1,933,851	+ 69.6%
Percent of Original List Price Received*	89.3%	91.6%	+ 2.6%	92.1%	91.9%	- 0.2%
Days on Market Until Sale	130	118	- 9.2%	106	97	- 8.5%
Inventory of Homes for Sale	133	210	+ 57.9%	--	--	--

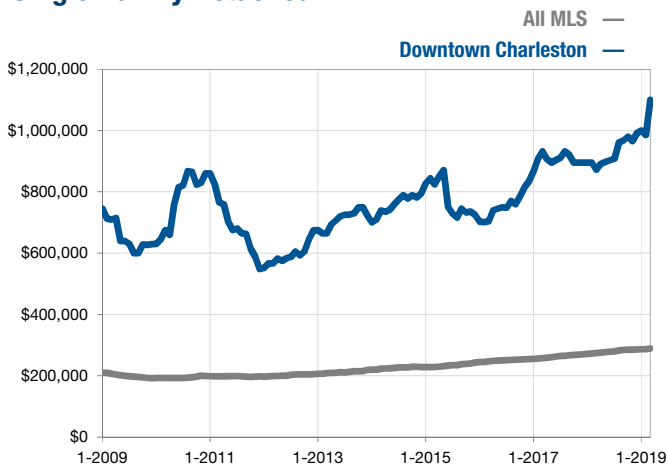
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	74	59	- 20.3%	146	125	- 14.4%
Closed Sales	16	18	+ 12.5%	46	39	- 15.2%
Median Sales Price*	\$474,815	\$576,500	+ 21.4%	\$622,500	\$800,000	+ 28.5%
Average Sales Price*	\$679,821	\$695,167	+ 2.3%	\$755,788	\$915,218	+ 21.1%
Percent of Original List Price Received*	93.1%	93.1%	0.0%	93.4%	92.4%	- 1.1%
Days on Market Until Sale	93	68	- 26.9%	90	90	0.0%
Inventory of Homes for Sale	158	183	+ 15.8%	--	--	--

* 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

