

Local Market Update – March 2019

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	34	26	- 23.5%	74	67	- 9.5%
Closed Sales	17	23	+ 35.3%	46	53	+ 15.2%
Median Sales Price*	\$423,500	\$502,500	+ 18.7%	\$448,250	\$450,000	+ 0.4%
Average Sales Price*	\$412,588	\$560,239	+ 35.8%	\$448,870	\$477,538	+ 6.4%
Percent of Original List Price Received*	92.4%	91.8%	- 0.6%	92.9%	90.4%	- 2.7%
Days on Market Until Sale	71	77	+ 8.5%	55	88	+ 60.0%
Inventory of Homes for Sale	63	56	- 11.1%	--	--	--

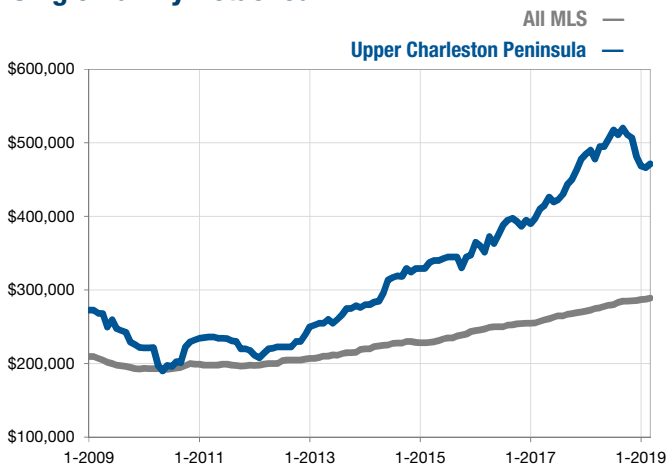
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	8	2	- 75.0%	20	8	- 60.0%
Closed Sales	4	2	- 50.0%	9	3	- 66.7%
Median Sales Price*	\$362,500	\$314,000	- 13.4%	\$497,999	\$264,500	- 46.9%
Average Sales Price*	\$373,750	\$314,000	- 16.0%	\$533,394	\$297,500	- 44.2%
Percent of Original List Price Received*	96.8%	90.4%	- 6.6%	100.5%	90.2%	- 10.2%
Days on Market Until Sale	73	97	+ 32.9%	56	109	+ 94.6%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--

* 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

