

Local Market Update – April 2019

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



Downtown Charleston

Area 51

Single-Family Detached	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	40	49	+ 22.5%	149	188	+ 26.2%
Closed Sales	23	16	- 30.4%	79	53	- 32.9%
Median Sales Price*	\$998,000	\$800,000	- 19.8%	\$882,500	\$1,150,000	+ 30.3%
Average Sales Price*	\$984,489	\$1,149,563	+ 16.8%	\$1,094,986	\$1,697,085	+ 55.0%
Percent of Original List Price Received*	89.9%	89.1%	- 0.9%	91.5%	91.1%	- 0.4%
Days on Market Until Sale	144	54	- 62.5%	117	84	- 28.2%
Inventory of Homes for Sale	148	231	+ 56.1%	--	--	--

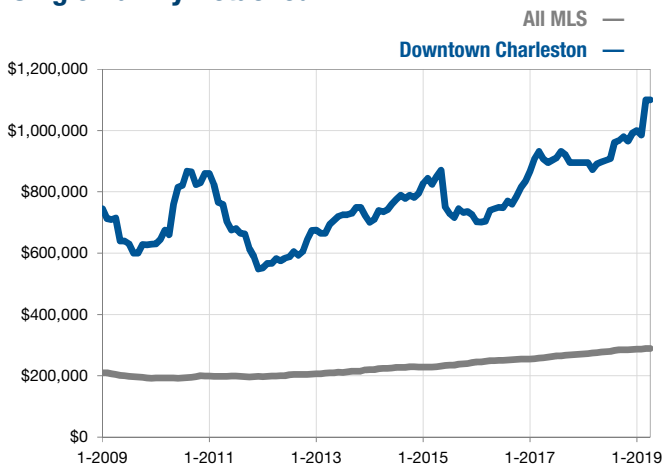
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	32	44	+ 37.5%	178	169	- 5.1%
Closed Sales	18	14	- 22.2%	64	54	- 15.6%
Median Sales Price*	\$560,000	\$540,000	- 3.6%	\$617,500	\$692,500	+ 12.1%
Average Sales Price*	\$906,794	\$614,529	- 32.2%	\$798,258	\$826,646	+ 3.6%
Percent of Original List Price Received*	96.0%	97.0%	+ 1.0%	94.1%	93.4%	- 0.7%
Days on Market Until Sale	113	54	- 52.2%	96	83	- 13.5%
Inventory of Homes for Sale	152	194	+ 27.6%	--	--	--

* 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

