

Local Market Update – May 2019

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	43	46	+ 7.0%	192	234	+ 21.9%
Closed Sales	19	16	- 15.8%	98	69	- 29.6%
Median Sales Price*	\$895,000	\$667,500	- 25.4%	\$888,750	\$875,000	- 1.5%
Average Sales Price*	\$1,423,758	\$1,149,492	- 19.3%	\$1,158,728	\$1,570,107	+ 35.5%
Percent of Original List Price Received*	93.7%	93.6%	- 0.1%	91.9%	91.7%	- 0.2%
Days on Market Until Sale	44	92	+ 109.1%	104	86	- 17.3%
Inventory of Homes for Sale	154	221	+ 43.5%	--	--	--

* 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.

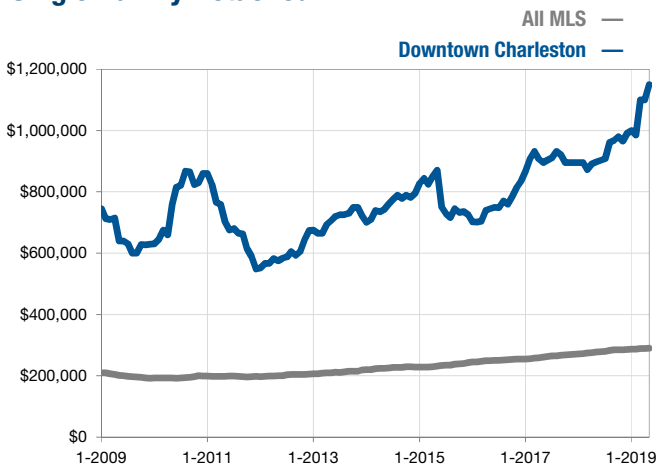
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
New Listings	38	52	+ 36.8%	216	221	+ 2.3%
Closed Sales	21	12	- 42.9%	85	66	- 22.4%
Median Sales Price*	\$435,000	\$685,500	+ 57.6%	\$542,500	\$690,000	+ 27.2%
Average Sales Price*	\$473,071	\$721,529	+ 52.5%	\$717,918	\$807,534	+ 12.5%
Percent of Original List Price Received*	95.4%	88.0%	- 7.8%	94.4%	92.4%	- 2.1%
Days on Market Until Sale	80	149	+ 86.3%	92	95	+ 3.3%
Inventory of Homes for Sale	165	197	+ 19.4%	--	--	--

* 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

