

Local Market Update – May 2019

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	25	28	+ 12.0%	123	121	- 1.6%
Closed Sales	15	17	+ 13.3%	81	97	+ 19.8%
Median Sales Price*	\$555,000	\$490,000	- 11.7%	\$515,000	\$450,000	- 12.6%
Average Sales Price*	\$597,873	\$526,200	- 12.0%	\$520,878	\$484,400	- 7.0%
Percent of Original List Price Received*	95.6%	95.0%	- 0.6%	94.2%	91.4%	- 3.0%
Days on Market Until Sale	55	24	- 56.4%	55	71	+ 29.1%
Inventory of Homes for Sale	67	64	- 4.5%	--	--	--

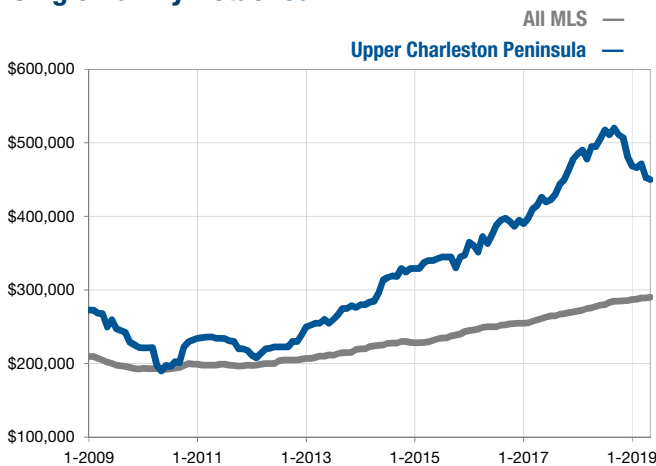
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	24	15	- 37.5%
Closed Sales	2	3	+ 50.0%	11	8	- 27.3%
Median Sales Price*	\$327,500	\$303,000	- 7.5%	\$425,000	\$285,675	- 32.8%
Average Sales Price*	\$327,500	\$301,833	- 7.8%	\$495,959	\$305,481	- 38.4%
Percent of Original List Price Received*	90.6%	88.5%	- 2.3%	98.7%	91.1%	- 7.7%
Days on Market Until Sale	24	173	+ 620.8%	50	109	+ 118.0%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--

* 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

