

Local Market Update – July 2019

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



Downtown Charleston

Area 51

Single-Family Detached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	31	36	+ 16.1%	247	294	+ 19.0%
Closed Sales	10	19	+ 90.0%	136	112	- 17.6%
Median Sales Price*	\$983,750	\$1,025,000	+ 4.2%	\$920,000	\$1,032,518	+ 12.2%
Average Sales Price*	\$1,476,562	\$1,255,054	- 15.0%	\$1,258,184	\$1,402,225	+ 11.4%
Percent of Original List Price Received*	91.3%	90.5%	- 0.9%	92.0%	90.7%	- 1.4%
Days on Market Until Sale	78	130	+ 66.7%	96	91	- 5.2%
Inventory of Homes for Sale	163	200	+ 22.7%	--	--	--

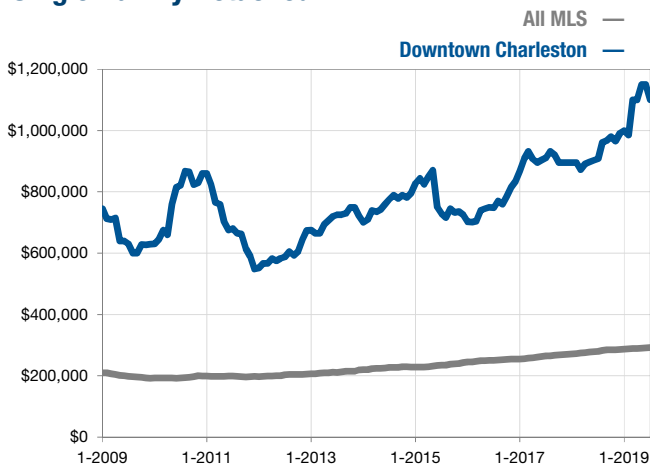
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	24	25	+ 4.2%	264	277	+ 4.9%
Closed Sales	6	14	+ 133.3%	110	102	- 7.3%
Median Sales Price*	\$610,000	\$477,500	- 21.7%	\$562,500	\$603,750	+ 7.3%
Average Sales Price*	\$580,608	\$523,821	- 9.8%	\$704,116	\$720,135	+ 2.3%
Percent of Original List Price Received*	95.3%	94.6%	- 0.7%	94.2%	92.5%	- 1.8%
Days on Market Until Sale	30	78	+ 160.0%	92	90	- 2.2%
Inventory of Homes for Sale	153	184	+ 20.3%	--	--	--

* 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

