

# Local Market Update – July 2019

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	19	<b>24</b>	+ 26.3%	166	<b>176</b>	+ 6.0%
Closed Sales	14	<b>16</b>	+ 14.3%	113	<b>125</b>	+ 10.6%
Median Sales Price*	\$552,500	<b>\$450,000</b>	- 18.6%	\$507,000	<b>\$449,000</b>	- 11.4%
Average Sales Price*	\$595,714	<b>\$461,969</b>	- 22.5%	\$520,571	<b>\$479,146</b>	- 8.0%
Percent of Original List Price Received*	94.8%	<b>86.6%</b>	- 8.6%	93.8%	<b>90.7%</b>	- 3.3%
Days on Market Until Sale	58	<b>60</b>	+ 3.4%	56	<b>68</b>	+ 21.4%
Inventory of Homes for Sale	68	<b>73</b>	+ 7.4%	--	--	--

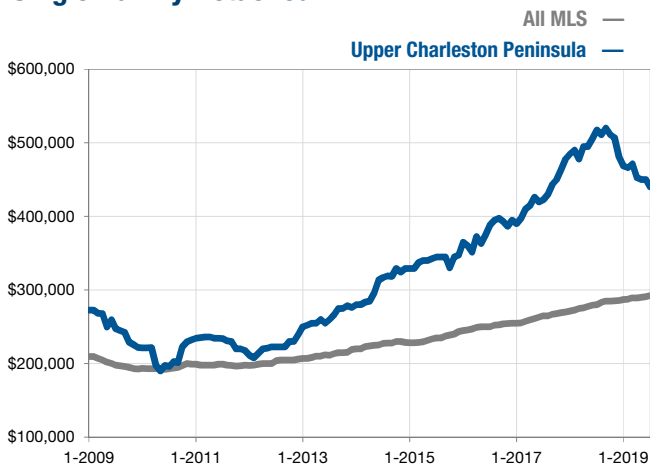
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	7	<b>4</b>	- 42.9%	37	<b>22</b>	- 40.5%
Closed Sales	3	<b>3</b>	0.0%	18	<b>13</b>	- 27.8%
Median Sales Price*	\$550,000	<b>\$280,000</b>	- 49.1%	\$509,000	<b>\$280,000</b>	- 45.0%
Average Sales Price*	\$566,667	<b>\$330,000</b>	- 41.8%	\$506,531	<b>\$361,835</b>	- 28.6%
Percent of Original List Price Received*	93.7%	<b>98.1%</b>	+ 4.7%	94.9%	<b>93.0%</b>	- 2.0%
Days on Market Until Sale	14	<b>10</b>	- 28.6%	50	<b>72</b>	+ 44.0%
Inventory of Homes for Sale	16	<b>12</b>	- 25.0%	--	--	--

\* 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

