

Local Market Update – August 2019

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



Downtown Charleston

Area 51

Single-Family Detached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	27	29	+ 7.4%	274	324	+ 18.2%
Closed Sales	24	17	- 29.2%	160	129	- 19.4%
Median Sales Price*	\$1,429,720	\$946,700	- 33.8%	\$980,000	\$1,025,000	+ 4.6%
Average Sales Price*	\$1,687,043	\$1,326,578	- 21.4%	\$1,322,513	\$1,392,256	+ 5.3%
Percent of Original List Price Received*	89.3%	87.1%	- 2.5%	91.6%	90.3%	- 1.4%
Days on Market Until Sale	71	78	+ 9.9%	92	90	- 2.2%
Inventory of Homes for Sale	164	190	+ 15.9%	--	--	--

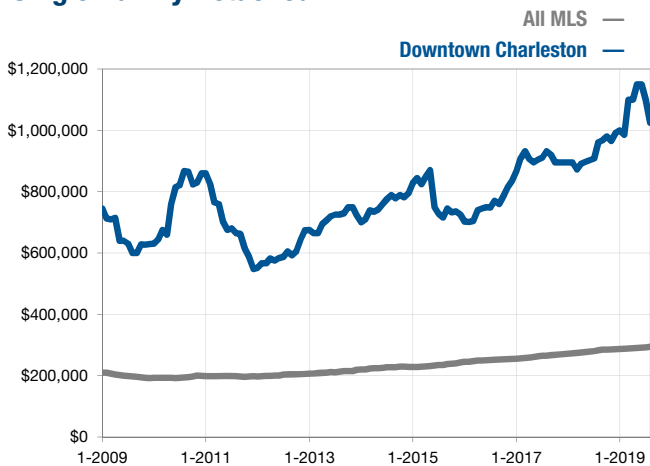
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	40	22	- 45.0%	304	298	- 2.0%
Closed Sales	13	21	+ 61.5%	123	123	0.0%
Median Sales Price*	\$1,250,000	\$585,000	- 53.2%	\$588,000	\$600,000	+ 2.0%
Average Sales Price*	\$1,225,395	\$760,548	- 37.9%	\$759,211	\$727,035	- 4.2%
Percent of Original List Price Received*	94.9%	88.9%	- 6.3%	94.3%	91.9%	- 2.5%
Days on Market Until Sale	70	102	+ 45.7%	89	92	+ 3.4%
Inventory of Homes for Sale	162	173	+ 6.8%	--	--	--

* 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

