

# Local Market Update – August 2019

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	25	19	- 24.0%	191	195	+ 2.1%
Closed Sales	9	14	+ 55.6%	122	139	+ 13.9%
Median Sales Price*	\$470,000	<b>\$478,500</b>	+ 1.8%	\$507,000	<b>\$450,000</b>	- 11.2%
Average Sales Price*	\$497,222	<b>\$484,470</b>	- 2.6%	\$518,848	<b>\$479,682</b>	- 7.5%
Percent of Original List Price Received*	94.0%	<b>91.9%</b>	- 2.2%	93.8%	<b>90.8%</b>	- 3.2%
Days on Market Until Sale	28	48	+ 71.4%	54	66	+ 22.2%
Inventory of Homes for Sale	80	70	- 12.5%	--	--	--

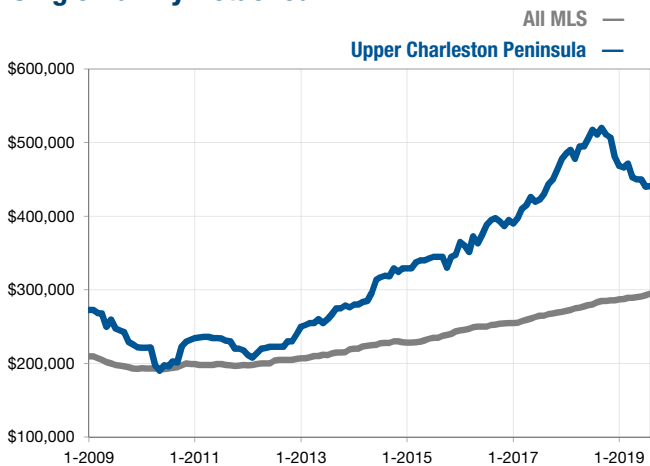
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	5	4	- 20.0%	42	26	- 38.1%
Closed Sales	2	2	0.0%	20	15	- 25.0%
Median Sales Price*	\$314,500	<b>\$285,000</b>	- 9.4%	\$461,500	<b>\$280,000</b>	- 39.3%
Average Sales Price*	\$314,500	<b>\$285,000</b>	- 9.4%	\$487,328	<b>\$351,590</b>	- 27.9%
Percent of Original List Price Received*	95.5%	<b>87.6%</b>	- 8.3%	95.0%	<b>92.2%</b>	- 2.9%
Days on Market Until Sale	6	304	+ 4,966.7%	45	103	+ 128.9%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--

\* 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

