

Local Market Update – September 2019

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



Downtown Charleston

Area 51

Single-Family Detached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	32	42	+ 31.3%	304	365	+ 20.1%
Closed Sales	8	11	+ 37.5%	168	136	- 19.0%
Median Sales Price*	\$1,622,940	\$1,138,236	- 29.9%	\$991,500	\$1,032,518	+ 4.1%
Average Sales Price*	\$1,702,035	\$1,090,021	- 36.0%	\$1,340,585	\$1,378,935	+ 2.9%
Percent of Original List Price Received*	96.5%	90.3%	- 6.4%	91.9%	90.2%	- 1.8%
Days on Market Until Sale	42	58	+ 38.1%	90	87	- 3.3%
Inventory of Homes for Sale	177	202	+ 14.1%	--	--	--

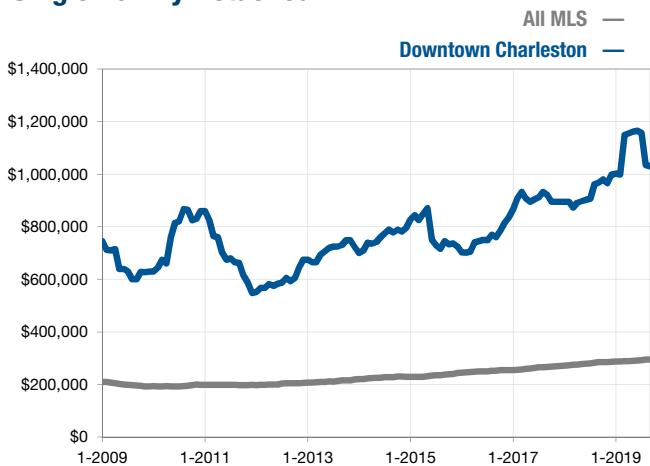
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	24	23	- 4.2%	328	322	- 1.8%
Closed Sales	9	7	- 22.2%	132	130	- 1.5%
Median Sales Price*	\$409,000	\$915,000	+ 123.7%	\$565,000	\$607,500	+ 7.5%
Average Sales Price*	\$438,500	\$941,857	+ 114.8%	\$737,344	\$738,602	+ 0.2%
Percent of Original List Price Received*	95.0%	87.5%	- 7.9%	94.4%	91.6%	- 3.0%
Days on Market Until Sale	48	140	+ 191.7%	86	95	+ 10.5%
Inventory of Homes for Sale	166	174	+ 4.8%	--	--	--

* 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

