

# Local Market Update – September 2019

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	20	18	- 10.0%	211	214	+ 1.4%
Closed Sales	9	12	+ 33.3%	131	151	+ 15.3%
Median Sales Price*	\$440,000	<b>\$430,000</b>	- 2.3%	\$507,000	<b>\$450,000</b>	- 11.2%
Average Sales Price*	\$461,667	<b>\$460,882</b>	- 0.2%	\$514,920	<b>\$478,188</b>	- 7.1%
Percent of Original List Price Received*	92.4%	<b>95.7%</b>	+ 3.6%	93.7%	<b>91.2%</b>	- 2.7%
Days on Market Until Sale	35	<b>52</b>	+ 48.6%	52	<b>65</b>	+ 25.0%
Inventory of Homes for Sale	83	<b>73</b>	- 12.0%	--	--	--

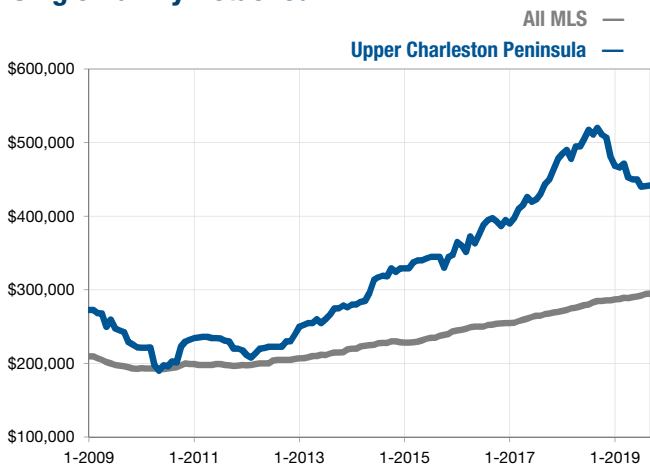
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	44	30	- 31.8%
Closed Sales	3	1	- 66.7%	23	16	- 30.4%
Median Sales Price*	\$270,000	<b>\$260,000</b>	- 3.7%	\$375,000	<b>\$274,175</b>	- 26.9%
Average Sales Price*	\$295,000	<b>\$260,000</b>	- 11.9%	\$462,241	<b>\$345,866</b>	- 25.2%
Percent of Original List Price Received*	98.7%	<b>96.3%</b>	- 2.4%	95.5%	<b>92.5%</b>	- 3.1%
Days on Market Until Sale	4	9	+ 125.0%	40	97	+ 142.5%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

