

Local Market Update – October 2019

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



Downtown Charleston

Area 51

Single-Family Detached	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	52	55	+ 5.8%	354	418	+ 18.1%
Closed Sales	11	14	+ 27.3%	179	150	- 16.2%
Median Sales Price*	\$950,000	\$1,423,750	+ 49.9%	\$985,000	\$1,041,518	+ 5.7%
Average Sales Price*	\$1,108,000	\$1,744,179	+ 57.4%	\$1,326,292	\$1,413,025	+ 6.5%
Percent of Original List Price Received*	90.2%	88.3%	- 2.1%	91.8%	90.0%	- 2.0%
Days on Market Until Sale	64	168	+ 162.5%	88	94	+ 6.8%
Inventory of Homes for Sale	200	207	+ 3.5%	--	--	--

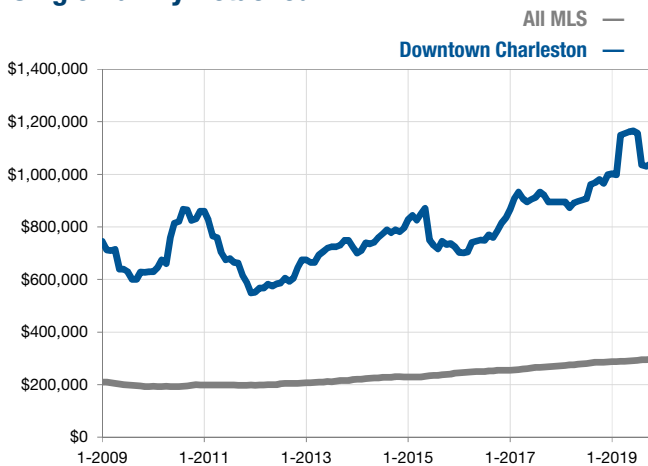
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	37	29	- 21.6%	365	352	- 3.6%
Closed Sales	12	9	- 25.0%	144	139	- 3.5%
Median Sales Price*	\$697,500	\$512,500	- 26.5%	\$579,000	\$607,500	+ 4.9%
Average Sales Price*	\$1,008,042	\$868,667	- 13.8%	\$759,902	\$747,023	- 1.7%
Percent of Original List Price Received*	90.5%	85.5%	- 5.5%	94.0%	91.2%	- 3.0%
Days on Market Until Sale	61	76	+ 24.6%	84	94	+ 11.9%
Inventory of Homes for Sale	177	172	- 2.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

