

# Local Market Update – October 2019

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	25	<b>22</b>	- 12.0%	236	<b>237</b>	+ 0.4%
Closed Sales	10	<b>12</b>	+ 20.0%	141	<b>163</b>	+ 15.6%
Median Sales Price*	\$366,000	<b>\$567,500</b>	+ 55.1%	\$490,000	<b>\$459,000</b>	- 6.3%
Average Sales Price*	\$406,035	<b>\$635,750</b>	+ 56.6%	\$507,197	<b>\$489,788</b>	- 3.4%
Percent of Original List Price Received*	100.2%	<b>89.8%</b>	- 10.4%	94.1%	<b>91.1%</b>	- 3.2%
Days on Market Until Sale	45	<b>78</b>	+ 73.3%	52	<b>66</b>	+ 26.9%
Inventory of Homes for Sale	97	<b>73</b>	- 24.7%	--	--	--

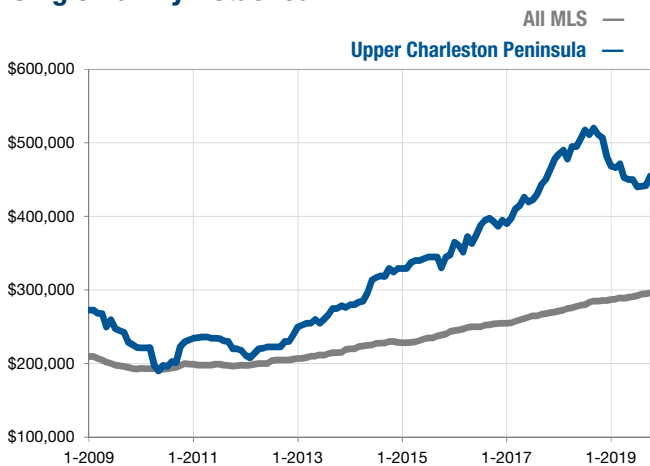
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>5</b>	+ 25.0%	48	<b>35</b>	- 27.1%
Closed Sales	2	<b>1</b>	- 50.0%	25	<b>17</b>	- 32.0%
Median Sales Price*	\$423,250	<b>\$260,000</b>	- 38.6%	\$375,000	<b>\$268,350</b>	- 28.4%
Average Sales Price*	\$423,250	<b>\$260,000</b>	- 38.6%	\$459,122	<b>\$340,815</b>	- 25.8%
Percent of Original List Price Received*	95.8%	<b>92.9%</b>	- 3.0%	95.5%	<b>92.5%</b>	- 3.1%
Days on Market Until Sale	24	<b>301</b>	+ 1,154.2%	38	<b>109</b>	+ 186.8%
Inventory of Homes for Sale	19	<b>19</b>	0.0%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

