

Local Market Update – December 2019

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



Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	18	12	- 33.3%	400	450	+ 12.5%
Closed Sales	17	21	+ 23.5%	204	184	- 9.8%
Median Sales Price*	\$1,575,000	\$950,000	- 39.7%	\$999,000	\$975,000	- 2.4%
Average Sales Price*	\$2,057,706	\$1,132,472	- 45.0%	\$1,393,470	\$1,384,354	- 0.7%
Percent of Original List Price Received*	91.2%	89.0%	- 2.4%	91.6%	89.7%	- 2.1%
Days on Market Until Sale	86	118	+ 37.2%	88	98	+ 11.4%
Inventory of Homes for Sale	176	163	- 7.4%	--	--	--

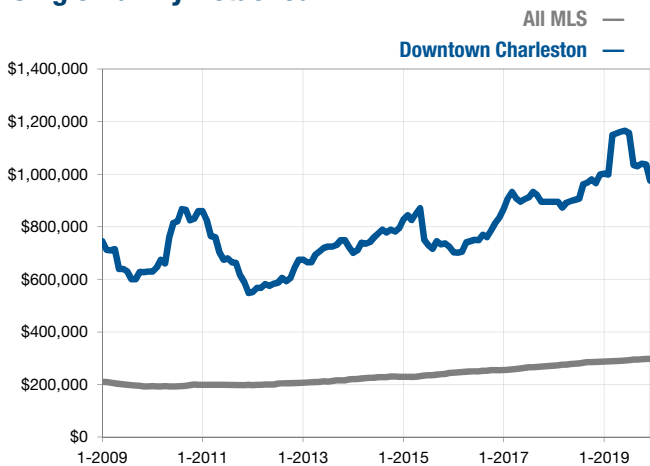
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2018	2019	Percent Change	2018	2019	Percent Change
Key Metrics						
New Listings	15	21	+ 40.0%	401	397	- 1.0%
Closed Sales	27	17	- 37.0%	204	172	- 15.7%
Median Sales Price*	\$642,500	\$588,500	- 8.4%	\$612,500	\$603,750	- 1.4%
Average Sales Price*	\$666,398	\$661,056	- 0.8%	\$742,101	\$749,135	+ 0.9%
Percent of Original List Price Received*	97.0%	91.3%	- 5.9%	95.0%	91.1%	- 4.1%
Days on Market Until Sale	38	114	+ 200.0%	71	96	+ 35.2%
Inventory of Homes for Sale	164	152	- 7.3%	--	--	--

* 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

