

# Local Market Update – February 2020

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



## Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	49	33	- 32.7%	88	73	- 17.0%
Closed Sales	8	15	+ 87.5%	18	26	+ 44.4%
Median Sales Price*	\$757,500	<b>\$568,900</b>	- 24.9%	\$1,167,500	<b>\$680,000</b>	- 41.8%
Average Sales Price*	\$820,313	<b>\$832,887</b>	+ 1.5%	\$1,230,972	<b>\$855,704</b>	- 30.5%
Percent of Original List Price Received*	92.6%	<b>89.9%</b>	- 2.9%	92.2%	<b>88.8%</b>	- 3.7%
Days on Market Until Sale	66	114	+ 72.7%	75	123	+ 64.0%
Inventory of Homes for Sale	210	160	- 23.8%	--	--	--

\* 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.

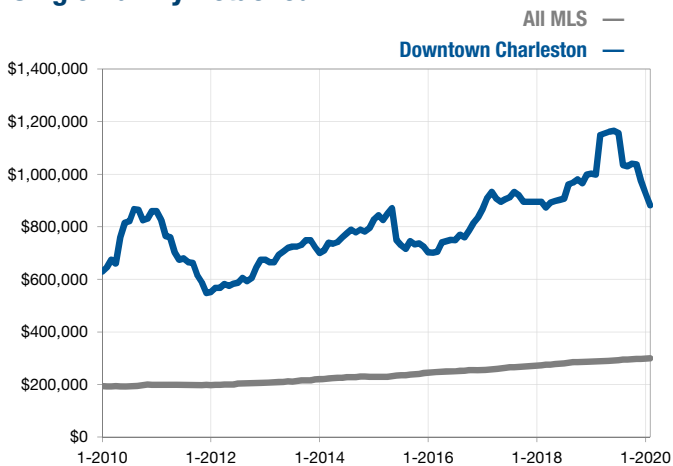
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	35	37	+ 5.7%	66	71	+ 7.6%
Closed Sales	9	18	+ 100.0%	21	30	+ 42.9%
Median Sales Price*	\$800,000	<b>\$592,500</b>	- 25.9%	\$990,000	<b>\$598,500</b>	- 39.5%
Average Sales Price*	\$1,152,556	<b>\$954,889</b>	- 17.2%	\$1,103,833	<b>\$867,700</b>	- 21.4%
Percent of Original List Price Received*	90.4%	<b>89.8%</b>	- 0.7%	91.8%	<b>88.4%</b>	- 3.7%
Days on Market Until Sale	122	126	+ 3.3%	109	160	+ 46.8%
Inventory of Homes for Sale	171	158	- 7.6%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

