

Local Market Update – March 2020

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



Downtown Charleston

Area 51

Single-Family Detached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	50	34	- 32.0%	138	107	- 22.5%
Closed Sales	19	22	+ 15.8%	37	49	+ 32.4%
Median Sales Price*	\$1,750,000	\$1,130,000	- 35.4%	\$1,300,000	\$765,000	- 41.2%
Average Sales Price*	\$2,599,868	\$1,166,227	- 55.1%	\$1,933,919	\$997,659	- 48.4%
Percent of Original List Price Received*	91.7%	88.4%	- 3.6%	91.9%	88.5%	- 3.7%
Days on Market Until Sale	118	132	+ 11.9%	97	128	+ 32.0%
Inventory of Homes for Sale	227	165	- 27.3%	--	--	--

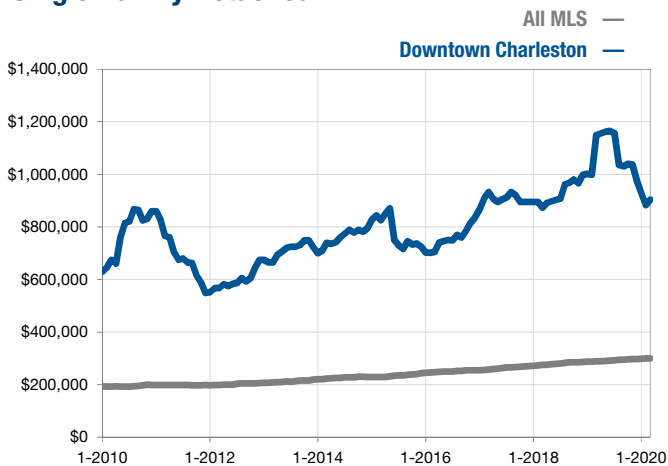
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	59	44	- 25.4%	125	115	- 8.0%
Closed Sales	19	15	- 21.1%	40	45	+ 12.5%
Median Sales Price*	\$575,000	\$610,000	+ 6.1%	\$799,500	\$600,000	- 25.0%
Average Sales Price*	\$676,579	\$1,426,953	+ 110.9%	\$900,888	\$1,054,118	+ 17.0%
Percent of Original List Price Received*	92.5%	95.6%	+ 3.4%	92.1%	90.8%	- 1.4%
Days on Market Until Sale	75	107	+ 42.7%	93	142	+ 52.7%
Inventory of Homes for Sale	193	178	- 7.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

