

Local Market Update – April 2020

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



Downtown Charleston

Area 51

Single-Family Detached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	47	21	- 55.3%	185	129	- 30.3%
Closed Sales	16	20	+ 25.0%	53	69	+ 30.2%
Median Sales Price*	\$800,000	\$1,292,500	+ 61.6%	\$1,150,000	\$935,000	- 18.7%
Average Sales Price*	\$1,149,563	\$1,485,368	+ 29.2%	\$1,697,132	\$1,139,024	- 32.9%
Percent of Original List Price Received*	89.1%	90.7%	+ 1.8%	91.1%	89.1%	- 2.2%
Days on Market Until Sale	54	99	+ 83.3%	84	120	+ 42.9%
Inventory of Homes for Sale	245	171	- 30.2%	--	--	--

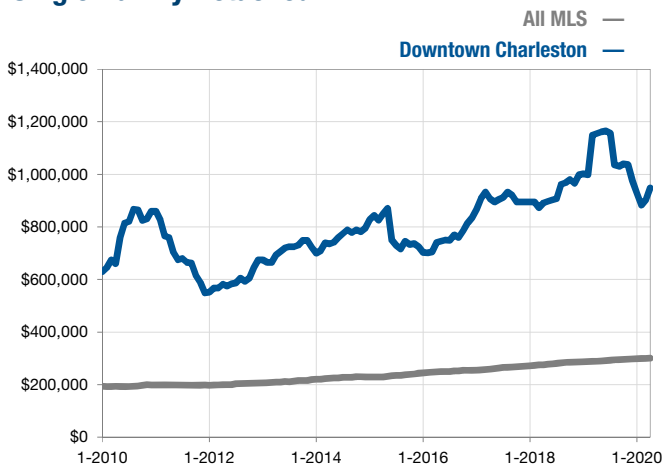
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	45	25	- 44.4%	170	141	- 17.1%
Closed Sales	14	12	- 14.3%	54	58	+ 7.4%
Median Sales Price*	\$540,000	\$585,750	+ 8.5%	\$692,500	\$603,500	- 12.9%
Average Sales Price*	\$614,529	\$563,158	- 8.4%	\$826,646	\$999,883	+ 21.0%
Percent of Original List Price Received*	97.0%	91.2%	- 6.0%	93.4%	91.0%	- 2.6%
Days on Market Until Sale	54	156	+ 188.9%	83	142	+ 71.1%
Inventory of Homes for Sale	209	177	- 15.3%	--	--	--

* 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

