

# Local Market Update – April 2020

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	26	21	- 19.2%	93	96	+ 3.2%
Closed Sales	27	15	- 44.4%	80	58	- 27.5%
Median Sales Price*	\$442,000	<b>\$575,000</b>	+ 30.1%	\$449,500	<b>\$550,000</b>	+ 22.4%
Average Sales Price*	\$471,551	<b>\$606,967</b>	+ 28.7%	\$475,517	<b>\$614,206</b>	+ 29.2%
Percent of Original List Price Received*	90.9%	<b>94.2%</b>	+ 3.6%	90.6%	<b>92.5%</b>	+ 2.1%
Days on Market Until Sale	70	43	- 38.6%	81	69	- 14.8%
Inventory of Homes for Sale	70	69	- 1.4%	--	--	--

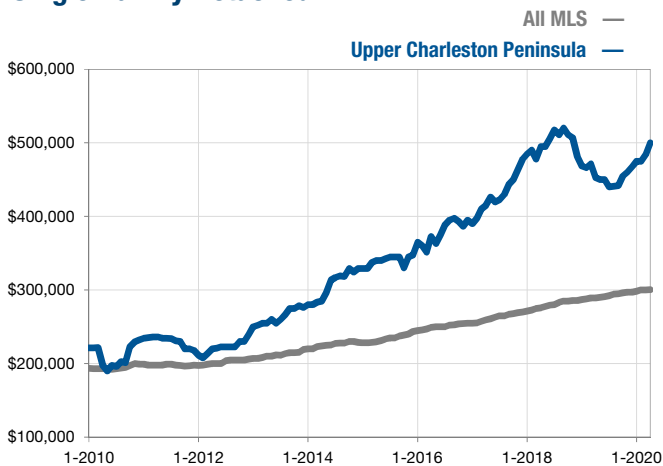
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	10	10	0.0%
Closed Sales	2	3	+ 50.0%	5	8	+ 60.0%
Median Sales Price*	\$322,925	<b>\$307,500</b>	- 4.8%	\$268,350	<b>\$268,500</b>	+ 0.1%
Average Sales Price*	\$322,925	<b>\$330,833</b>	+ 2.4%	\$307,670	<b>\$375,375</b>	+ 22.0%
Percent of Original List Price Received*	96.3%	<b>93.9%</b>	- 2.5%	92.7%	<b>96.2%</b>	+ 3.8%
Days on Market Until Sale	13	36	+ 176.9%	70	55	- 21.4%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--

\* 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.

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

#### Single-Family Detached



#### Townhouse-Condo Attached

