

Local Market Update – May 2020

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	48	47	- 2.1%	233	177	- 24.0%
Closed Sales	16	5	- 68.8%	69	74	+ 7.2%
Median Sales Price*	\$667,500	\$865,000	+ 29.6%	\$875,000	\$930,000	+ 6.3%
Average Sales Price*	\$1,149,492	\$1,173,068	+ 2.1%	\$1,570,143	\$1,141,324	- 27.3%
Percent of Original List Price Received*	93.6%	94.2%	+ 0.6%	91.7%	89.5%	- 2.4%
Days on Market Until Sale	92	102	+ 10.9%	86	118	+ 37.2%
Inventory of Homes for Sale	242	184	- 24.0%	--	--	--

* 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.

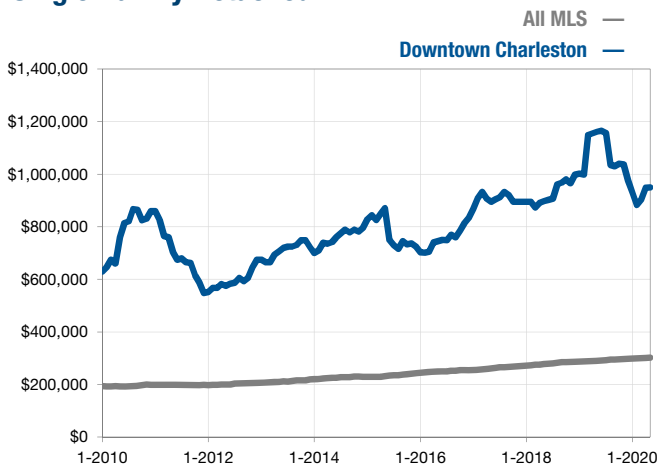
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	50	44	- 12.0%	220	184	- 16.4%
Closed Sales	12	10	- 16.7%	66	69	+ 4.5%
Median Sales Price*	\$685,500	\$508,750	- 25.8%	\$690,000	\$598,000	- 13.3%
Average Sales Price*	\$721,529	\$548,800	- 23.9%	\$807,534	\$927,771	+ 14.9%
Percent of Original List Price Received*	88.0%	93.7%	+ 6.5%	92.4%	91.2%	- 1.3%
Days on Market Until Sale	149	161	+ 8.1%	95	146	+ 53.7%
Inventory of Homes for Sale	214	193	- 9.8%	--	--	--

* 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

