

# Local Market Update – May 2020

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



## Greater Summerville Area

Areas 62 & 63

Single-Family Detached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	272	<b>247</b>	- 9.2%	1,188	<b>1,196</b>	+ 0.7%
Closed Sales	229	<b>188</b>	- 17.9%	827	<b>800</b>	- 3.3%
Median Sales Price*	\$254,000	<b>\$268,450</b>	+ 5.7%	\$249,000	<b>\$263,138</b>	+ 5.7%
Average Sales Price*	\$274,724	<b>\$281,994</b>	+ 2.6%	\$265,867	<b>\$282,108</b>	+ 6.1%
Percent of Original List Price Received*	97.6%	<b>97.3%</b>	- 0.3%	97.5%	<b>98.0%</b>	+ 0.5%
Days on Market Until Sale	48	<b>44</b>	- 8.3%	50	<b>47</b>	- 6.0%
Inventory of Homes for Sale	486	<b>393</b>	- 19.1%	--	--	--

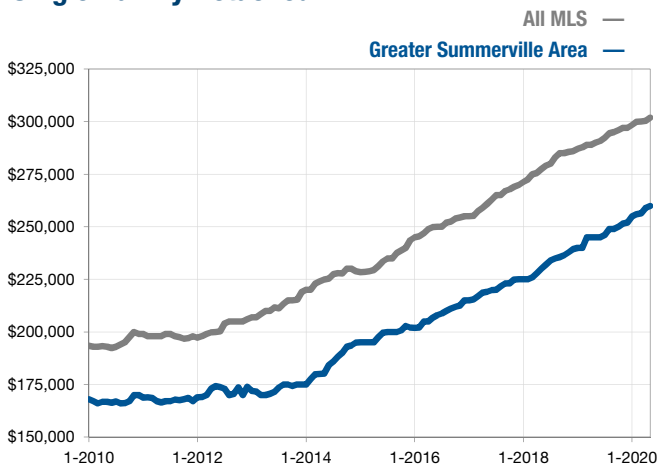
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>14</b>	- 50.0%	90	<b>104</b>	+ 15.6%
Closed Sales	10	<b>24</b>	+ 140.0%	53	<b>87</b>	+ 64.2%
Median Sales Price*	\$168,500	<b>\$162,500</b>	- 3.6%	\$156,000	<b>\$169,000</b>	+ 8.3%
Average Sales Price*	\$161,400	<b>\$161,033</b>	- 0.2%	\$151,914	<b>\$173,280</b>	+ 14.1%
Percent of Original List Price Received*	98.9%	<b>97.9%</b>	- 1.0%	97.3%	<b>99.1%</b>	+ 1.8%
Days on Market Until Sale	45	<b>62</b>	+ 37.8%	55	<b>55</b>	0.0%
Inventory of Homes for Sale	35	<b>32</b>	- 8.6%	--	--	--

\* 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

