

Local Market Update – May 2020

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	28	35	+ 25.0%	121	131	+ 8.3%
Closed Sales	17	11	- 35.3%	97	69	- 28.9%
Median Sales Price*	\$490,000	\$509,900	+ 4.1%	\$450,000	\$550,000	+ 22.2%
Average Sales Price*	\$526,200	\$533,466	+ 1.4%	\$484,400	\$601,334	+ 24.1%
Percent of Original List Price Received*	95.0%	96.8%	+ 1.9%	91.4%	93.2%	+ 2.0%
Days on Market Until Sale	24	40	+ 66.7%	71	65	- 8.5%
Inventory of Homes for Sale	77	83	+ 7.8%	--	--	--

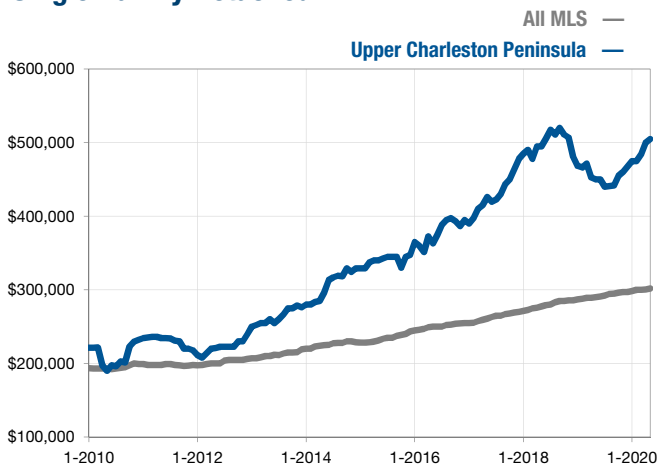
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	5	1	- 80.0%	15	12	- 20.0%
Closed Sales	3	2	- 33.3%	8	10	+ 25.0%
Median Sales Price*	\$303,000	\$423,750	+ 39.9%	\$285,675	\$283,500	- 0.8%
Average Sales Price*	\$301,833	\$423,750	+ 40.4%	\$305,481	\$385,050	+ 26.0%
Percent of Original List Price Received*	88.5%	93.4%	+ 5.5%	91.1%	95.7%	+ 5.0%
Days on Market Until Sale	173	90	- 48.0%	109	62	- 43.1%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--

* 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

