

Local Market Update – June 2020

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



Downtown Charleston

Area 51

Single-Family Detached	June			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	24	58	+ 141.7%	257	236	- 8.2%
Closed Sales	22	14	- 36.4%	91	88	- 3.3%
Median Sales Price*	\$1,104,000	\$683,750	- 38.1%	\$1,043,000	\$872,500	- 16.3%
Average Sales Price*	\$1,045,034	\$1,038,593	- 0.6%	\$1,443,194	\$1,124,981	- 22.0%
Percent of Original List Price Received*	87.0%	90.1%	+ 3.6%	90.5%	89.6%	- 1.0%
Days on Market Until Sale	83	130	+ 56.6%	85	120	+ 41.2%
Inventory of Homes for Sale	226	205	- 9.3%	--	--	--

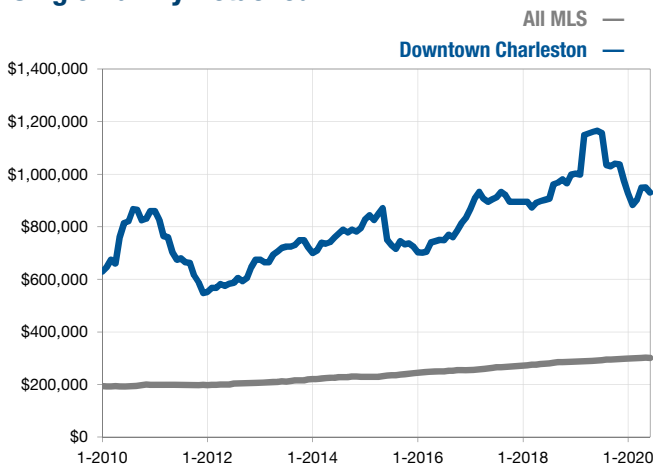
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	June			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	32	38	+ 18.8%	252	221	- 12.3%
Closed Sales	22	13	- 40.9%	88	82	- 6.8%
Median Sales Price*	\$533,250	\$683,500	+ 28.2%	\$648,750	\$603,500	- 7.0%
Average Sales Price*	\$582,864	\$848,423	+ 45.6%	\$751,367	\$915,191	+ 21.8%
Percent of Original List Price Received*	91.3%	94.2%	+ 3.2%	92.1%	91.7%	- 0.4%
Days on Market Until Sale	85	62	- 27.1%	92	133	+ 44.6%
Inventory of Homes for Sale	209	194	- 7.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

