

Local Market Update – July 2020

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



Downtown Charleston

Area 51

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	36	53	+ 47.2%	293	289	- 1.4%
Closed Sales	17	28	+ 64.7%	108	116	+ 7.4%
Median Sales Price*	\$1,025,000	\$710,000	- 30.7%	\$1,032,518	\$806,950	- 21.8%
Average Sales Price*	\$1,274,414	\$1,438,366	+ 12.9%	\$1,416,626	\$1,200,625	- 15.2%
Percent of Original List Price Received*	91.3%	88.1%	- 3.5%	90.7%	89.2%	- 1.7%
Days on Market Until Sale	121	109	- 9.9%	91	117	+ 28.6%
Inventory of Homes for Sale	226	211	- 6.6%	--	--	--

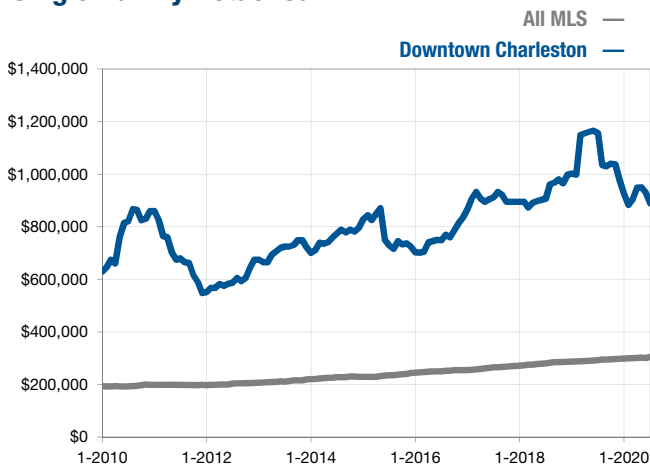
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	25	43	+ 72.0%	277	264	- 4.7%
Closed Sales	14	15	+ 7.1%	102	97	- 4.9%
Median Sales Price*	\$477,500	\$635,000	+ 33.0%	\$603,750	\$607,000	+ 0.5%
Average Sales Price*	\$523,821	\$682,850	+ 30.4%	\$720,135	\$879,262	+ 22.1%
Percent of Original List Price Received*	94.6%	93.4%	- 1.3%	92.5%	91.9%	- 0.6%
Days on Market Until Sale	78	86	+ 10.3%	90	126	+ 40.0%
Inventory of Homes for Sale	202	194	- 4.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

