

Local Market Update – July 2020

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	115	142	+ 23.5%	827	737	- 10.9%
Closed Sales	112	129	+ 15.2%	638	568	- 11.0%
Median Sales Price*	\$205,000	\$235,000	+ 14.6%	\$199,900	\$222,300	+ 11.2%
Average Sales Price*	\$206,657	\$244,523	+ 18.3%	\$205,730	\$225,829	+ 9.8%
Percent of Original List Price Received*	97.1%	97.5%	+ 0.4%	96.5%	97.0%	+ 0.5%
Days on Market Until Sale	38	28	- 26.3%	46	32	- 30.4%
Inventory of Homes for Sale	191	118	- 38.2%	--	--	--

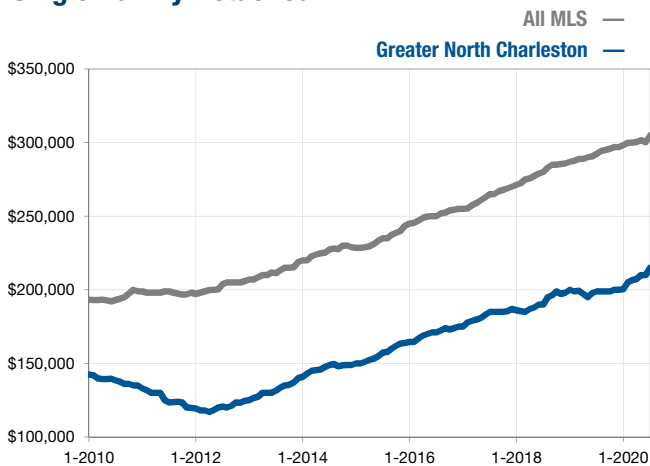
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	34	51	+ 50.0%	286	297	+ 3.8%
Closed Sales	46	39	- 15.2%	229	211	- 7.9%
Median Sales Price*	\$168,000	\$192,000	+ 14.3%	\$152,000	\$187,500	+ 23.4%
Average Sales Price*	\$163,268	\$196,590	+ 20.4%	\$165,667	\$188,594	+ 13.8%
Percent of Original List Price Received*	98.2%	99.6%	+ 1.4%	97.1%	98.7%	+ 1.6%
Days on Market Until Sale	29	47	+ 62.1%	50	46	- 8.0%
Inventory of Homes for Sale	87	77	- 11.5%	--	--	--

* 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

