

Local Market Update – July 2020

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



Greater Summerville Area

Areas 62 & 63

| Single-Family Detached | July | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 213 | 305 | + 43.2% | 1,633 | 1,725 | + 5.6% |
| Closed Sales | 183 | 282 | + 54.1% | 1,214 | 1,313 | + 8.2% |
| Median Sales Price* | \$249,998 | \$270,500 | + 8.2% | \$250,000 | \$265,535 | + 6.2% |
| Average Sales Price* | \$280,173 | \$291,138 | + 3.9% | \$269,784 | \$284,787 | + 5.6% |
| Percent of Original List Price Received* | 98.3% | 98.5% | + 0.2% | 97.7% | 98.3% | + 0.6% |
| Days on Market Until Sale | 40 | 41 | + 2.5% | 47 | 44 | - 6.4% |
| Inventory of Homes for Sale | 490 | 347 | - 29.2% | -- | -- | -- |

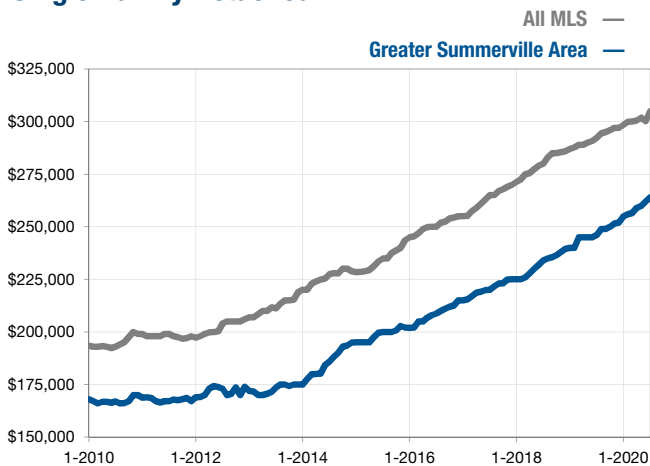
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | July | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 15 | 21 | + 40.0% | 133 | 154 | + 15.8% |
| Closed Sales | 20 | 44 | + 120.0% | 94 | 151 | + 60.6% |
| Median Sales Price* | \$162,000 | \$175,000 | + 8.0% | \$159,380 | \$170,000 | + 6.7% |
| Average Sales Price* | \$175,055 | \$178,858 | + 2.2% | \$162,764 | \$176,801 | + 8.6% |
| Percent of Original List Price Received* | 97.7% | 99.6% | + 1.9% | 97.6% | 99.3% | + 1.7% |
| Days on Market Until Sale | 20 | 61 | + 205.0% | 41 | 53 | + 29.3% |
| Inventory of Homes for Sale | 41 | 23 | - 43.9% | -- | -- | -- |

* 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

