

Local Market Update – July 2020

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



Sullivan's Island

Area 43

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	5	13	+ 160.0%	46	45	- 2.2%
Closed Sales	8	5	- 37.5%	30	26	- 13.3%
Median Sales Price*	\$1,475,000	\$2,315,000	+ 56.9%	\$1,975,000	\$2,457,500	+ 24.4%
Average Sales Price*	\$2,537,375	\$2,533,000	- 0.2%	\$2,235,429	\$2,455,096	+ 9.8%
Percent of Original List Price Received*	87.7%	96.8%	+ 10.4%	87.5%	92.5%	+ 5.7%
Days on Market Until Sale	133	25	- 81.2%	107	70	- 34.6%
Inventory of Homes for Sale	31	19	- 38.7%	--	--	--

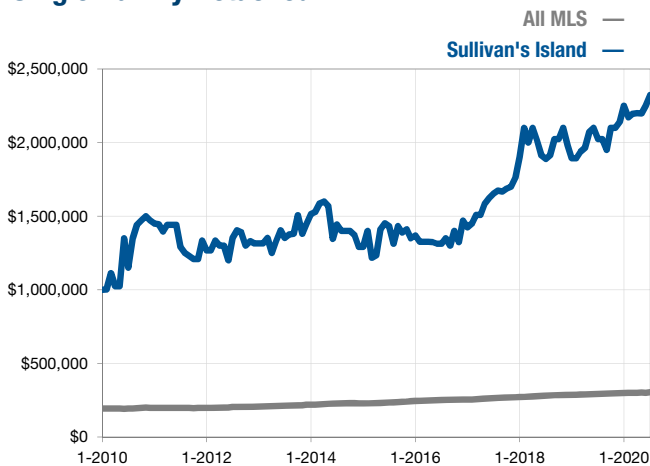
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	1	1	0.0%	2	3	+ 50.0%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$1,211,250	\$0	- 100.0%	\$1,735,000	\$1,600,000	- 7.8%
Average Sales Price*	\$1,211,250	\$0	- 100.0%	\$1,397,500	\$1,264,077	- 9.5%
Percent of Original List Price Received*	97.5%	0.0%	- 100.0%	96.5%	89.5%	- 7.3%
Days on Market Until Sale	158	0	- 100.0%	170	353	+ 107.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--

* 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

