

# Local Market Update – July 2020

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>36</b>	+ 50.0%	176	<b>197</b>	+ 11.9%
Closed Sales	16	<b>20</b>	+ 25.0%	125	<b>118</b>	- 5.6%
Median Sales Price*	\$450,000	<b>\$473,750</b>	+ 5.3%	\$449,000	<b>\$533,000</b>	+ 18.7%
Average Sales Price*	\$461,969	<b>\$508,382</b>	+ 10.0%	\$479,146	<b>\$577,112</b>	+ 20.4%
Percent of Original List Price Received*	86.6%	<b>92.8%</b>	+ 7.2%	90.7%	<b>92.5%</b>	+ 2.0%
Days on Market Until Sale	60	<b>38</b>	- 36.7%	68	<b>60</b>	- 11.8%
Inventory of Homes for Sale	85	<b>86</b>	+ 1.2%	--	--	--

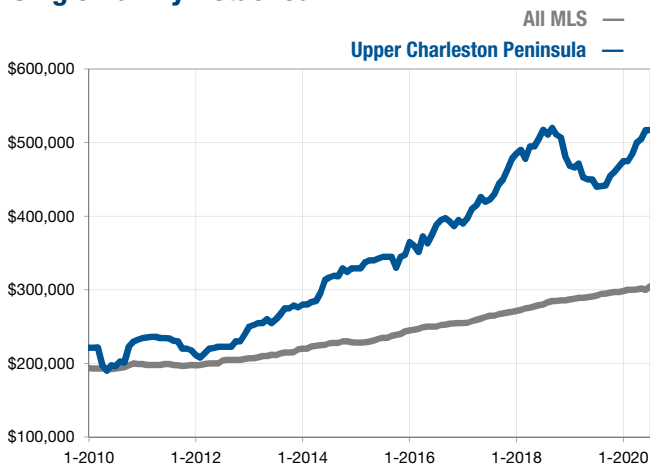
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	4	<b>5</b>	+ 25.0%	22	<b>22</b>	0.0%
Closed Sales	3	<b>3</b>	0.0%	13	<b>15</b>	+ 15.4%
Median Sales Price*	\$280,000	<b>\$575,000</b>	+ 105.4%	\$280,000	<b>\$307,500</b>	+ 9.8%
Average Sales Price*	\$330,000	<b>\$470,000</b>	+ 42.4%	\$361,835	<b>\$409,033</b>	+ 13.0%
Percent of Original List Price Received*	98.1%	<b>90.2%</b>	- 8.1%	93.0%	<b>94.5%</b>	+ 1.6%
Days on Market Until Sale	10	<b>181</b>	+ 1,710.0%	72	<b>85</b>	+ 18.1%
Inventory of Homes for Sale	13	<b>12</b>	- 7.7%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

