

# Local Market Update – August 2020

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



## Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	29	37	+ 27.6%	322	326	+ 1.2%
Closed Sales	17	23	+ 35.3%	125	139	+ 11.2%
Median Sales Price*	\$946,700	\$589,000	- 37.8%	\$1,025,000	\$765,000	- 25.4%
Average Sales Price*	\$1,326,578	\$875,765	- 34.0%	\$1,404,380	\$1,146,872	- 18.3%
Percent of Original List Price Received*	87.1%	94.4%	+ 8.4%	90.2%	90.1%	- 0.1%
Days on Market Until Sale	78	94	+ 20.5%	89	114	+ 28.1%
Inventory of Homes for Sale	214	214	0.0%	--	--	--

\* 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.

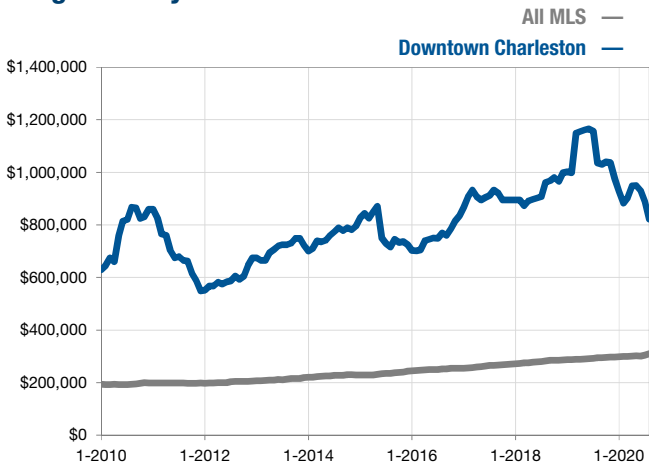
### Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	22	30	+ 36.4%	299	293	- 2.0%
Closed Sales	20	23	+ 15.0%	122	120	- 1.6%
Median Sales Price*	\$572,500	\$513,000	- 10.4%	\$595,000	\$592,500	- 0.4%
Average Sales Price*	\$741,075	\$573,539	- 22.6%	\$723,568	\$820,665	+ 13.4%
Percent of Original List Price Received*	89.2%	92.7%	+ 3.9%	91.9%	92.1%	+ 0.2%
Days on Market Until Sale	95	128	+ 34.7%	91	126	+ 38.5%
Inventory of Homes for Sale	189	180	- 4.8%	--	--	--

\* 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

