

# Local Market Update – August 2020

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



## Greater North Charleston

Areas 31 & 32

Single-Family Detached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	131	<b>107</b>	- 18.3%	958	<b>844</b>	- 11.9%
Closed Sales	96	<b>92</b>	- 4.2%	734	<b>660</b>	- 10.1%
Median Sales Price*	\$207,000	<b>\$230,500</b>	+ 11.4%	\$200,000	<b>\$224,900</b>	+ 12.5%
Average Sales Price*	\$229,577	<b>\$252,290</b>	+ 9.9%	\$208,853	<b>\$229,523</b>	+ 9.9%
Percent of Original List Price Received*	95.8%	<b>98.6%</b>	+ 2.9%	96.4%	<b>97.3%</b>	+ 0.9%
Days on Market Until Sale	36	<b>21</b>	- 41.7%	45	<b>31</b>	- 31.1%
Inventory of Homes for Sale	201	<b>106</b>	- 47.3%	--	--	--

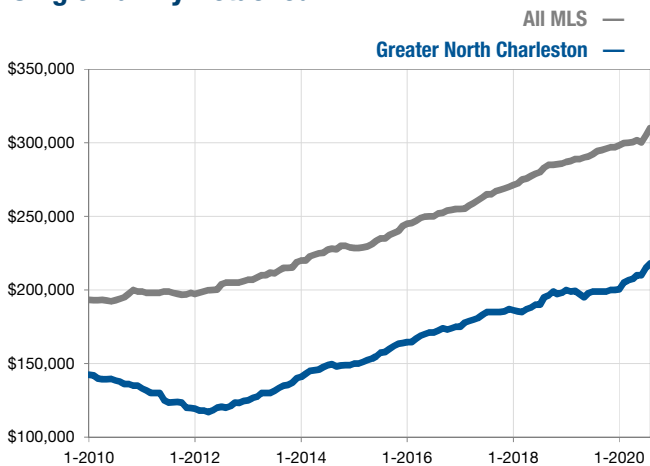
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	34	<b>35</b>	+ 2.9%	320	<b>332</b>	+ 3.8%
Closed Sales	29	<b>39</b>	+ 34.5%	258	<b>250</b>	- 3.1%
Median Sales Price*	\$163,000	<b>\$199,900</b>	+ 22.6%	\$154,500	<b>\$190,000</b>	+ 23.0%
Average Sales Price*	\$173,283	<b>\$184,043</b>	+ 6.2%	\$166,523	<b>\$187,884</b>	+ 12.8%
Percent of Original List Price Received*	97.2%	<b>99.4%</b>	+ 2.3%	97.1%	<b>98.8%</b>	+ 1.8%
Days on Market Until Sale	38	<b>28</b>	- 26.3%	49	<b>43</b>	- 12.2%
Inventory of Homes for Sale	82	<b>70</b>	- 14.6%	--	--	--

\* 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

