

Local Market Update – August 2020

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



Greater Summerville Area

Areas 62 & 63

| Single-Family Detached | August | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 233 | 258 | + 10.7% | 1,866 | 1,982 | + 6.2% |
| Closed Sales | 187 | 233 | + 24.6% | 1,401 | 1,549 | + 10.6% |
| Median Sales Price* | \$259,900 | \$280,000 | + 7.7% | \$250,000 | \$268,000 | + 7.2% |
| Average Sales Price* | \$274,927 | \$295,840 | + 7.6% | \$270,470 | \$286,399 | + 5.9% |
| Percent of Original List Price Received* | 97.9% | 99.2% | + 1.3% | 97.7% | 98.4% | + 0.7% |
| Days on Market Until Sale | 46 | 35 | - 23.9% | 47 | 42 | - 10.6% |
| Inventory of Homes for Sale | 505 | 290 | - 42.6% | -- | -- | -- |

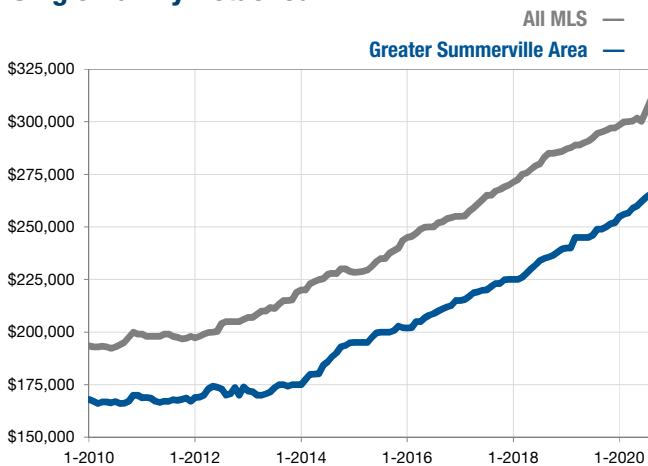
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | August | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2019 | 2020 | Percent Change | 2019 | 2020 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 20 | 27 | + 35.0% | 153 | 181 | + 18.3% |
| Closed Sales | 13 | 25 | + 92.3% | 107 | 176 | + 64.5% |
| Median Sales Price* | \$148,000 | \$175,000 | + 18.2% | \$158,000 | \$173,200 | + 9.6% |
| Average Sales Price* | \$139,833 | \$177,742 | + 27.1% | \$159,978 | \$176,934 | + 10.6% |
| Percent of Original List Price Received* | 99.8% | 98.4% | - 1.4% | 97.8% | 99.2% | + 1.4% |
| Days on Market Until Sale | 34 | 44 | + 29.4% | 40 | 51 | + 27.5% |
| Inventory of Homes for Sale | 49 | 15 | - 69.4% | -- | -- | -- |

* 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

