

Local Market Update – August 2020

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	21	32	+ 52.4%	197	230	+ 16.8%
Closed Sales	14	17	+ 21.4%	139	135	- 2.9%
Median Sales Price*	\$478,500	\$450,000	- 6.0%	\$450,000	\$520,000	+ 15.6%
Average Sales Price*	\$484,470	\$519,796	+ 7.3%	\$479,682	\$569,894	+ 18.8%
Percent of Original List Price Received*	91.9%	95.8%	+ 4.2%	90.8%	92.9%	+ 2.3%
Days on Market Until Sale	48	35	- 27.1%	66	57	- 13.6%
Inventory of Homes for Sale	84	85	+ 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.

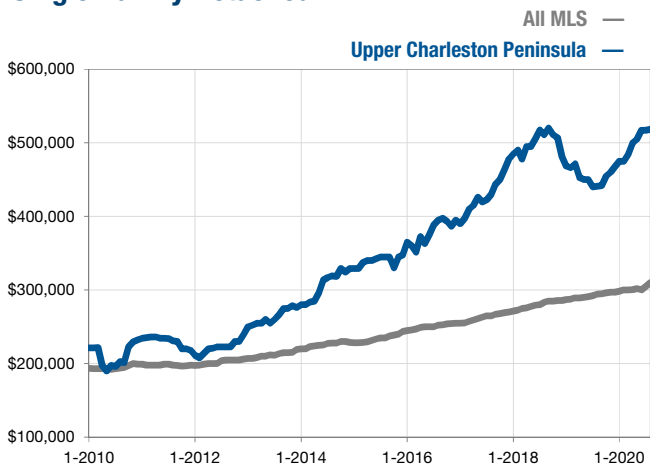
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	4	7	+ 75.0%	26	29	+ 11.5%
Closed Sales	2	3	+ 50.0%	15	18	+ 20.0%
Median Sales Price*	\$285,000	\$275,000	- 3.5%	\$280,000	\$289,000	+ 3.2%
Average Sales Price*	\$285,000	\$272,667	- 4.3%	\$351,590	\$386,306	+ 9.9%
Percent of Original List Price Received*	87.6%	97.1%	+ 10.8%	92.2%	94.9%	+ 2.9%
Days on Market Until Sale	304	23	- 92.4%	103	75	- 27.2%
Inventory of Homes for Sale	13	14	+ 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

