

Local Market Update – September 2020

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



Downtown Charleston

Area 51

Single-Family Detached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	42	34	- 19.0%	364	360	- 1.1%
Closed Sales	11	19	+ 72.7%	136	158	+ 16.2%
Median Sales Price*	\$1,138,236	1,035,000	- 9.1%	\$1,032,518	\$770,000	- 25.4%
Average Sales Price*	\$1,090,021	\$1,508,434	+ 38.4%	\$1,378,954	\$1,190,351	- 13.7%
Percent of Original List Price Received*	90.3%	92.1%	+ 2.0%	90.2%	90.3%	+ 0.1%
Days on Market Until Sale	58	116	+ 100.0%	87	114	+ 31.0%
Inventory of Homes for Sale	218	207	- 5.0%	--	--	--

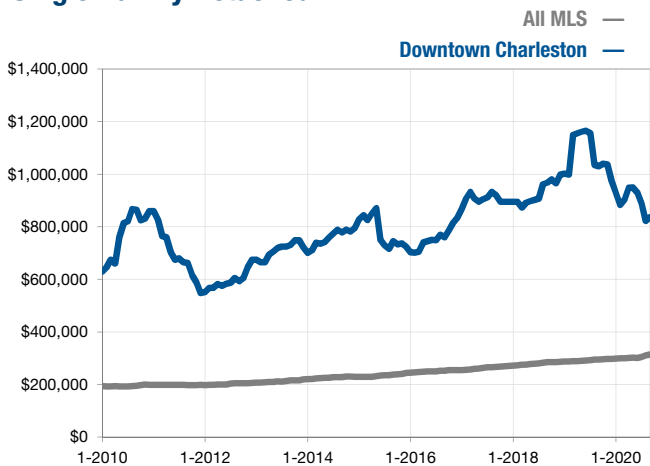
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	23	42	+ 82.6%	322	335	+ 4.0%
Closed Sales	7	10	+ 42.9%	129	130	+ 0.8%
Median Sales Price*	\$915,000	\$435,000	- 52.5%	\$607,500	\$587,500	- 3.3%
Average Sales Price*	\$941,857	\$468,050	- 50.3%	\$735,413	\$793,541	+ 7.9%
Percent of Original List Price Received*	87.5%	93.1%	+ 6.4%	91.7%	92.2%	+ 0.5%
Days on Market Until Sale	140	170	+ 21.4%	94	130	+ 38.3%
Inventory of Homes for Sale	188	182	- 3.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

