

Local Market Update – October 2020

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



Downtown Charleston

Area 51

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	55	45	- 18.2%	418	404	- 3.3%
Closed Sales	14	21	+ 50.0%	150	179	+ 19.3%
Median Sales Price*	\$1,423,750	1,310,000	- 8.0%	\$1,041,518	\$880,000	- 15.5%
Average Sales Price*	\$1,744,179	\$1,908,710	+ 9.4%	\$1,413,041	\$1,274,628	- 9.8%
Percent of Original List Price Received*	88.3%	90.1%	+ 2.0%	90.0%	90.3%	+ 0.3%
Days on Market Until Sale	168	115	- 31.5%	94	114	+ 21.3%
Inventory of Homes for Sale	224	210	- 6.3%	--	--	--

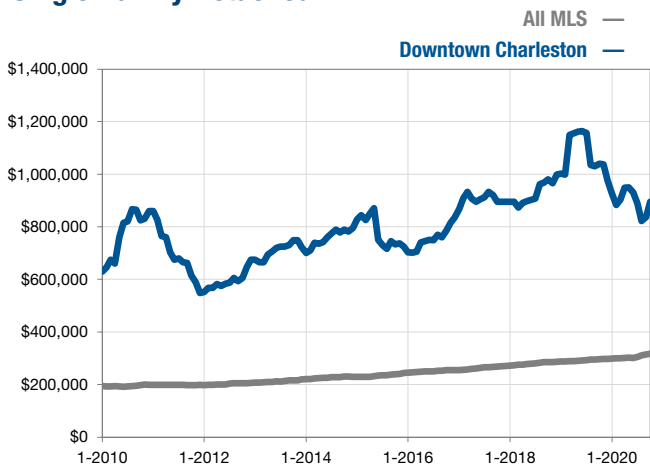
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	28	37	+ 32.1%	351	372	+ 6.0%
Closed Sales	10	14	+ 40.0%	139	144	+ 3.6%
Median Sales Price*	\$467,500	\$440,068	- 5.9%	\$600,000	\$575,000	- 4.2%
Average Sales Price*	\$818,800	\$571,653	- 30.2%	\$741,412	\$771,969	+ 4.1%
Percent of Original List Price Received*	86.8%	88.5%	+ 2.0%	91.3%	91.8%	+ 0.5%
Days on Market Until Sale	69	199	+ 188.4%	92	136	+ 47.8%
Inventory of Homes for Sale	184	178	- 3.3%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

