

Local Market Update – October 2020

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	101	106	+ 5.0%	1,145	1,065	- 7.0%
Closed Sales	88	124	+ 40.9%	913	900	- 1.4%
Median Sales Price*	\$201,000	\$232,500	+ 15.7%	\$200,000	\$224,900	+ 12.5%
Average Sales Price*	\$206,674	\$246,419	+ 19.2%	\$209,228	\$231,818	+ 10.8%
Percent of Original List Price Received*	94.2%	98.3%	+ 4.4%	96.2%	97.4%	+ 1.2%
Days on Market Until Sale	52	27	- 48.1%	44	29	- 34.1%
Inventory of Homes for Sale	182	85	- 53.3%	--	--	--

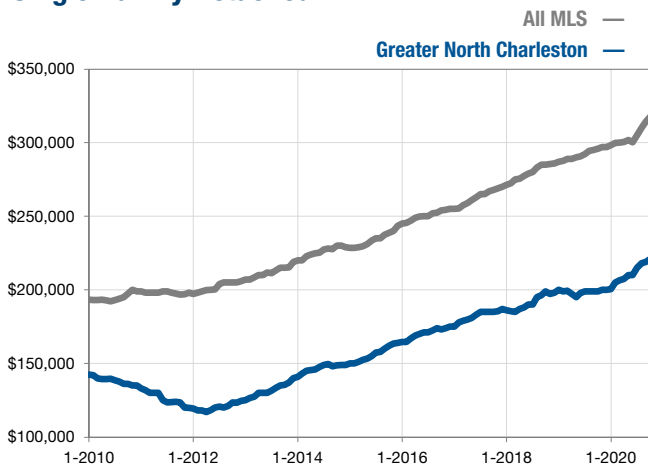
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	47	42	- 10.6%	396	420	+ 6.1%
Closed Sales	31	41	+ 32.3%	317	320	+ 0.9%
Median Sales Price*	\$213,370	\$203,900	- 4.4%	\$160,000	\$192,013	+ 20.0%
Average Sales Price*	\$176,257	\$196,310	+ 11.4%	\$169,065	\$189,292	+ 12.0%
Percent of Original List Price Received*	97.1%	99.1%	+ 2.1%	97.2%	98.8%	+ 1.6%
Days on Market Until Sale	48	52	+ 8.3%	47	45	- 4.3%
Inventory of Homes for Sale	95	70	- 26.3%	--	--	--

* 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

