

Local Market Update – October 2020

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	236	221	- 6.4%	2,257	2,460	+ 9.0%
Closed Sales	160	265	+ 65.6%	1,693	2,076	+ 22.6%
Median Sales Price*	\$251,000	290,000	+ 15.5%	\$250,014	\$273,000	+ 9.2%
Average Sales Price*	\$270,049	\$310,773	+ 15.1%	\$271,009	\$290,482	+ 7.2%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	45	25	- 44.4%	47	39	- 17.0%
Inventory of Homes for Sale	498	258	- 48.2%	--	--	--

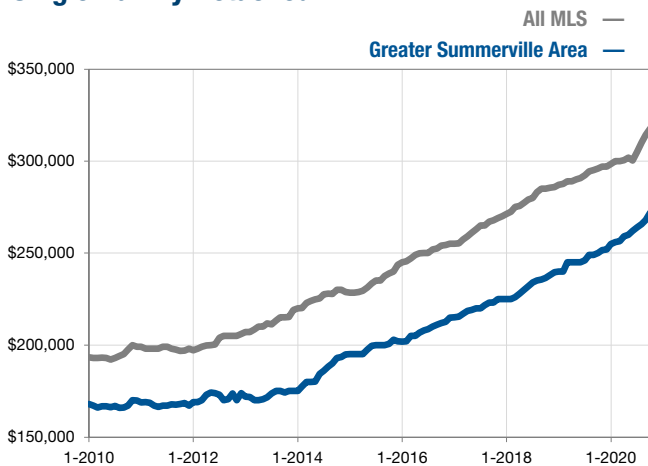
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	23	34	+ 47.8%	194	237	+ 22.2%
Closed Sales	9	23	+ 155.6%	131	226	+ 72.5%
Median Sales Price*	\$165,000	\$172,000	+ 4.2%	\$156,000	\$175,000	+ 12.2%
Average Sales Price*	\$165,118	\$185,383	+ 12.3%	\$159,570	\$179,263	+ 12.3%
Percent of Original List Price Received*	97.1%	99.5%	+ 2.5%	97.8%	99.2%	+ 1.4%
Days on Market Until Sale	26	8	- 69.2%	40	51	+ 27.5%
Inventory of Homes for Sale	54	27	- 50.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

