

# Local Market Update – October 2020

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	22	<b>35</b>	+ 59.1%	237	<b>292</b>	+ 23.2%
Closed Sales	12	<b>22</b>	+ 83.3%	163	<b>176</b>	+ 8.0%
Median Sales Price*	\$567,500	<b>\$522,500</b>	- 7.9%	\$459,000	<b>\$537,500</b>	+ 17.1%
Average Sales Price*	\$635,750	<b>\$566,318</b>	- 10.9%	\$489,788	<b>\$573,388</b>	+ 17.1%
Percent of Original List Price Received*	89.8%	<b>94.4%</b>	+ 5.1%	91.1%	<b>93.4%</b>	+ 2.5%
Days on Market Until Sale	78	<b>63</b>	- 19.2%	66	<b>56</b>	- 15.2%
Inventory of Homes for Sale	88	<b>81</b>	- 8.0%	--	--	--

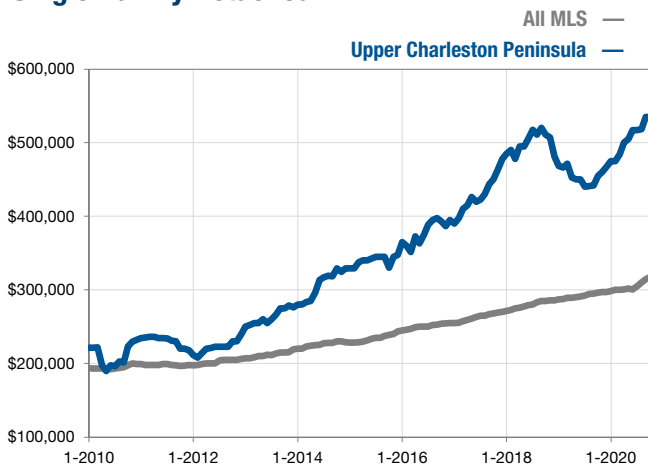
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>6</b>	+ 20.0%	35	<b>41</b>	+ 17.1%
Closed Sales	1	<b>3</b>	+ 200.0%	17	<b>21</b>	+ 23.5%
Median Sales Price*	\$260,000	<b>\$277,500</b>	+ 6.7%	\$268,350	<b>\$283,000</b>	+ 5.5%
Average Sales Price*	\$260,000	<b>\$388,500</b>	+ 49.4%	\$340,815	<b>\$386,619</b>	+ 13.4%
Percent of Original List Price Received*	92.9%	<b>94.9%</b>	+ 2.2%	92.5%	<b>94.9%</b>	+ 2.6%
Days on Market Until Sale	301	<b>126</b>	- 58.1%	109	<b>82</b>	- 24.8%
Inventory of Homes for Sale	20	<b>21</b>	+ 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

