

Local Market Update – November 2020

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	19	31	+ 63.2%	437	435	- 0.5%
Closed Sales	13	24	+ 84.6%	163	203	+ 24.5%
Median Sales Price*	\$925,000	1,082,500	+ 17.0%	\$1,000,000	\$915,000	- 8.5%
Average Sales Price*	\$1,460,423	\$1,992,219	+ 36.4%	\$1,416,820	\$1,359,466	- 4.0%
Percent of Original List Price Received*	86.9%	90.6%	+ 4.3%	89.7%	90.3%	+ 0.7%
Days on Market Until Sale	109	128	+ 17.4%	95	116	+ 22.1%
Inventory of Homes for Sale	212	200	- 5.7%	--	--	--

* 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.

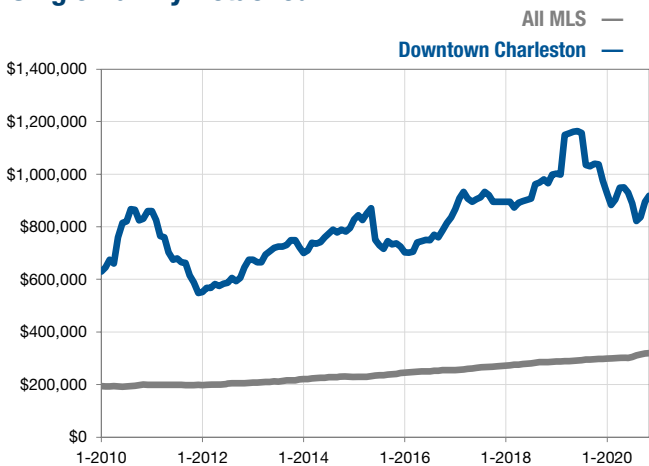
Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	25	22	- 12.0%	376	394	+ 4.8%
Closed Sales	15	23	+ 53.3%	154	167	+ 8.4%
Median Sales Price*	\$779,000	\$450,000	- 42.2%	\$603,750	\$575,000	- 4.8%
Average Sales Price*	\$893,800	\$796,522	- 10.9%	\$756,255	\$775,350	+ 2.5%
Percent of Original List Price Received*	89.6%	95.8%	+ 6.9%	91.2%	92.4%	+ 1.3%
Days on Market Until Sale	110	140	+ 27.3%	94	137	+ 45.7%
Inventory of Homes for Sale	179	173	- 3.4%	--	--	--

* 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

