

# Local Market Update – July 2018

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



## Downtown Charleston

Area 51

Single-Family Detached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>32</b>	+ 52.4%	184	<b>246</b>	+ 33.7%
Closed Sales	24	<b>10</b>	- 58.3%	157	<b>135</b>	- 14.0%
Median Sales Price*	\$781,650	<b>\$983,750</b>	+ 25.9%	\$900,000	<b>\$915,000</b>	+ 1.7%
Average Sales Price*	\$1,353,523	<b>\$1,476,562</b>	+ 9.1%	\$1,316,297	<b>\$1,248,800</b>	- 5.1%
Percent of Original List Price Received*	90.8%	<b>91.3%</b>	+ 0.6%	92.8%	<b>92.2%</b>	- 0.6%
Days on Market Until Sale	78	<b>78</b>	0.0%	100	<b>97</b>	- 3.0%
Inventory of Homes for Sale	116	<b>143</b>	+ 23.3%	--	--	--

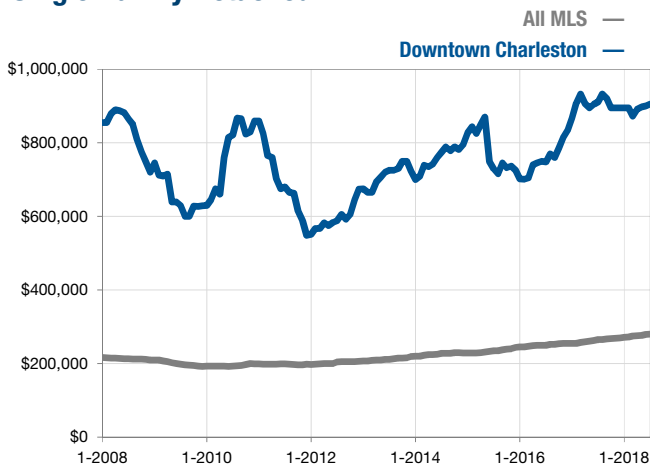
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2017	2018	Percent Change	2017	2018	Percent Change
<b>Key Metrics</b>						
New Listings	19	<b>23</b>	+ 21.1%	202	<b>263</b>	+ 30.2%
Closed Sales	21	<b>6</b>	- 71.4%	133	<b>110</b>	- 17.3%
Median Sales Price*	\$520,000	<b>\$610,000</b>	+ 17.3%	\$550,000	<b>\$562,500</b>	+ 2.3%
Average Sales Price*	\$680,976	<b>\$580,608</b>	- 14.7%	\$676,559	<b>\$704,116</b>	+ 4.1%
Percent of Original List Price Received*	93.3%	<b>95.3%</b>	+ 2.1%	93.8%	<b>94.2%</b>	+ 0.4%
Days on Market Until Sale	69	<b>30</b>	- 56.5%	93	<b>92</b>	- 1.1%
Inventory of Homes for Sale	104	<b>136</b>	+ 30.8%	--	--	--

\* 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

