

# Local Market Update – December 2019

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



## Wando / Cainhoy Area

Area 78

### Single-Family Detached

| Key Metrics                              | December  |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2018      | 2019      | Percent Change | 2018         | 2019      | Percent Change |
| New Listings                             | 18        | 18        | 0.0%           | 305          | 316       | + 3.6%         |
| Closed Sales                             | 15        | 13        | - 13.3%        | 191          | 236       | + 23.6%        |
| Median Sales Price*                      | \$385,000 | \$455,628 | + 18.3%        | \$440,000    | \$414,500 | - 5.8%         |
| Average Sales Price*                     | \$466,906 | \$488,585 | + 4.6%         | \$489,427    | \$464,126 | - 5.2%         |
| Percent of Original List Price Received* | 96.3%     | 94.8%     | - 1.6%         | 97.2%        | 96.0%     | - 1.2%         |
| Days on Market Until Sale                | 55        | 61        | + 10.9%        | 59           | 80        | + 35.6%        |
| Inventory of Homes for Sale              | 103       | 76        | - 26.2%        | --           | --        | --             |

\* 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

| Key Metrics                              | December  |           |                | Year to Date |           |                |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
|  | 2018      | 2019      | Percent Change | 2018         | 2019      | Percent Change |
| New Listings                             | 2         | 12        | + 500.0%       | 94           | 93        | - 1.1%         |
| Closed Sales                             | 3         | 6         | + 100.0%       | 75           | 77        | + 2.7%         |
| Median Sales Price*                      | \$220,000 | \$189,000 | - 14.1%        | \$185,000    | \$229,000 | + 23.8%        |
| Average Sales Price*                     | \$212,667 | \$200,082 | - 5.9%         | \$193,827    | \$224,687 | + 15.9%        |
| Percent of Original List Price Received* | 96.2%     | 96.1%     | - 0.1%         | 96.9%        | 97.6%     | + 0.7%         |
| Days on Market Until Sale                | 28        | 8         | - 71.4%        | 35           | 55        | + 57.1%        |
| Inventory of Homes for Sale              | 20        | 14        | - 30.0%        | --           | --        | --             |

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

#### Single-Family Detached



#### Townhouse-Condo Attached

