

Months of Inventory 2020

This chart shows the relative strengths of the different MLS areas based on the number of sales during Jan-February 2020 compared to the number of actives on 3/10/2020.

This ratio is of course directly related to the simple months of inventory number.

6 months of inventory is considered a healthy, balanced market.

This chart includes single family detached, single family attached, and mobile homes.

	includes SFD, SFA, mobile homes	# of Jan-Feb	Median	# actives	months
rank	Area	2020 Sales	Sales Price	3/10/20	inventory
1	62 DOR-Sville/Ladson/Ravenel Ar to Hwy.165	74	\$221,450	56	1.5
2	61 DOR-N.Chas/Summerville/Ladson Area	153	\$246,000	119	1.6
3	12 CHS-W.Ashley outside I-526 to Rantowles	187	\$277,355	171	1.8
4	31 CHS-N.Charleston Area inside I-526	64	\$239,375	61	1.9
5	32 CHS-N.Chas./Summerville outside I-526	110	\$187,250	105	1.9
6	72 BER-G.Cr/M.Cor Hwy52-Oakley-CooperRiv	135	\$242,000	129	1.9
7	73 BER-G.Cr/M.Cor Hwy17a-Oakley-Hwy52	85	\$252,000	91	2.1
8	76 BER-Moncks Corner Area above Oakley Rd.	37	\$234,878	44	2.4
9	74 BER-Jedburg Rd-Black Tom-Hwy.17a-Col.Pk.	256	\$283,595	318	2.5
10	21 CHS-James Island	126	\$335,000	174	2.8
11	63 DOR-Summerville/Ridgeville Area	233	\$266,545	356	3.1
12	11 CHS-W.Ashley inside I-526 to Ashley Rive	80	\$310,600	123	3.1
13	71 BER-Hanahan Area	35	\$275,000	55	3.1
14	23 CHS-Johns Island	112	\$326,908	216	3.9
15	78 BER-Wando/Cainhoy Area	45	\$374,900	89	4.0
16	42 CHS-Mt.Pleasant South of IOP Connector	140	\$439,500	277	4.0
17	77 BER-Daniel Island	46	\$721,250	92	4.0
18	43 CHS-Sullivan's Island	9	\$2,100,000	19	4.2
19	41 CHS-Mt.Pleasant North of IOP Connector	174	\$501,660	368	4.2
20	22 CHS-Folly Beach Area to Battery Island	29	\$565,000	68	4.7
21	64 DOR-St.George/Harleyville/Reevesville	12	\$150,450	32	5.3
22	52 CHS-Peninsula Chas. outside of crosstown	30	\$452,500	82	5.5
23	13 CHS-Rural W.Ashley-Ravenel/Hollywood/Meg	20	\$392,500	70	7.0
24	75 BER-Rural: Cross/St.Stephens/Bonneau	27	\$170,000	104	7.7
25	26,27,28 -Edisto	22	\$467,450	87	7.9
26	24 CHS-Wadmalaw Island	4	\$693,750	16	8.0
27	44 CHS-Isle of Palms	16	\$1,254,500	77	9.6
28	45 CHS-Wild Dunes	21	\$745,000	110	10.5
29	51 CHS-Peninsula Chas. inside of crosstown	56	\$610,000	323	11.5
30	47 CHS-Awendaw/McClellanville Area	5	\$440,000	32	12.8
31	30 CHS-Seabrook Island	19	\$700,000	124	13.1
32	25 CHS-Kiawah Island	11	\$500,000	115	20.9
	TOTALS	2,373	\$295,000	4103	3.5