

Local Market Update – December 2020

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



Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	12	15	+ 25.0%	449	450	+ 0.2%
Closed Sales	21	22	+ 4.8%	184	226	+ 22.8%
Median Sales Price*	\$950,000	806,250	- 15.1%	\$975,000	\$905,000	- 7.2%
Average Sales Price*	\$1,132,472	\$1,090,545	- 3.7%	\$1,384,368	\$1,332,392	- 3.8%
Percent of Original List Price Received*	89.0%	93.5%	+ 5.1%	89.7%	90.6%	+ 1.0%
Days on Market Until Sale	118	71	- 39.8%	98	111	+ 13.3%
Inventory of Homes for Sale	180	165	- 8.3%	--	--	--

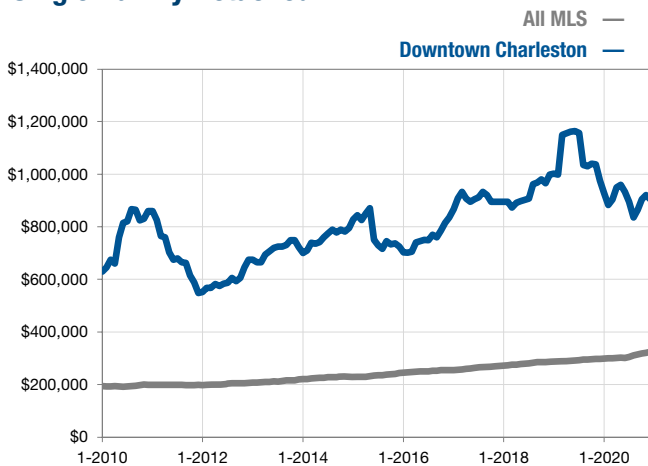
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	21	25	+ 19.0%	397	419	+ 5.5%
Closed Sales	18	22	+ 22.2%	172	189	+ 9.9%
Median Sales Price*	\$578,250	\$752,500	+ 30.1%	\$600,000	\$585,000	- 2.5%
Average Sales Price*	\$653,775	\$1,087,773	+ 66.4%	\$745,530	\$811,717	+ 8.9%
Percent of Original List Price Received*	91.6%	96.3%	+ 5.1%	91.2%	92.8%	+ 1.8%
Days on Market Until Sale	112	129	+ 15.2%	96	136	+ 41.7%
Inventory of Homes for Sale	166	155	- 6.6%	--	--	--

* 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

