

Local Market Update – December 2020

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	60	74	+ 23.3%	1,292	1,221	- 5.5%
Closed Sales	98	108	+ 10.2%	1,106	1,095	- 1.0%
Median Sales Price*	\$210,000	230,000	+ 9.5%	\$200,000	\$225,000	+ 12.5%
Average Sales Price*	\$206,860	\$245,191	+ 18.5%	\$209,228	\$234,738	+ 12.2%
Percent of Original List Price Received*	95.7%	97.4%	+ 1.8%	96.2%	97.5%	+ 1.4%
Days on Market Until Sale	46	25	- 45.7%	44	28	- 36.4%
Inventory of Homes for Sale	156	57	- 63.5%	--	--	--

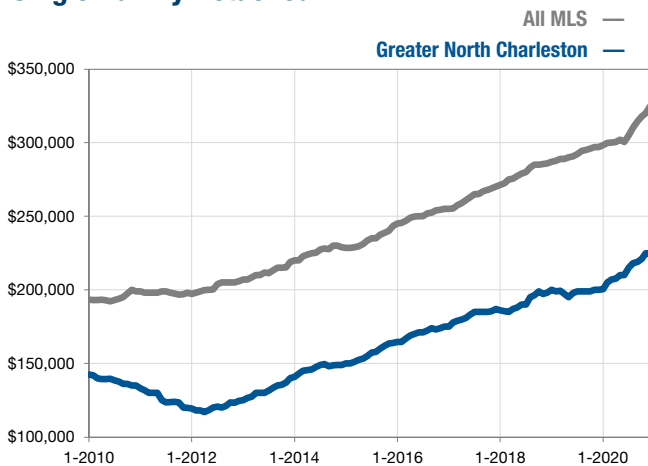
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	20	26	+ 30.0%	442	477	+ 7.9%
Closed Sales	32	46	+ 43.8%	377	402	+ 6.6%
Median Sales Price*	\$208,245	\$208,585	+ 0.2%	\$165,000	\$197,950	+ 20.0%
Average Sales Price*	\$184,926	\$199,125	+ 7.7%	\$171,588	\$194,610	+ 13.4%
Percent of Original List Price Received*	98.7%	98.7%	0.0%	97.4%	98.8%	+ 1.4%
Days on Market Until Sale	72	47	- 34.7%	48	46	- 4.2%
Inventory of Homes for Sale	75	40	- 46.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

