

Local Market Update – December 2020

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	120	192	+ 60.0%	2,578	2,851	+ 10.6%
Closed Sales	154	246	+ 59.7%	1,974	2,555	+ 29.4%
Median Sales Price*	\$258,975	290,700	+ 12.3%	\$252,000	\$277,000	+ 9.9%
Average Sales Price*	\$275,949	\$302,376	+ 9.6%	\$272,186	\$293,386	+ 7.8%
Percent of Original List Price Received*	98.1%	98.7%	+ 0.6%	97.6%	98.6%	+ 1.0%
Days on Market Until Sale	42	24	- 42.9%	46	37	- 19.6%
Inventory of Homes for Sale	476	203	- 57.4%	--	--	--

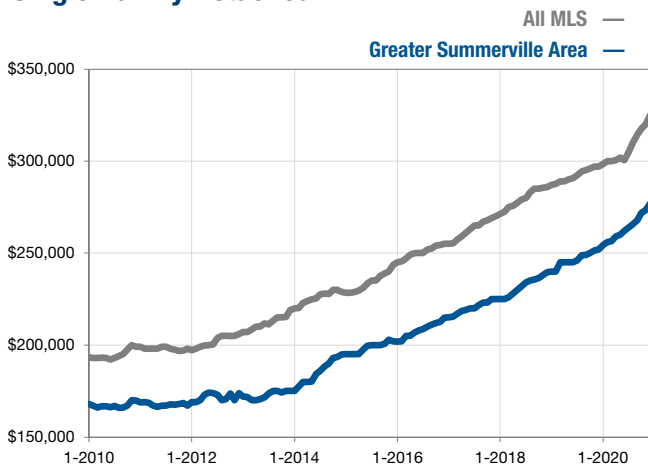
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	19	28	+ 47.4%	230	284	+ 23.5%
Closed Sales	21	14	- 33.3%	165	259	+ 57.0%
Median Sales Price*	\$160,000	\$163,500	+ 2.2%	\$158,350	\$175,000	+ 10.5%
Average Sales Price*	\$160,799	\$161,786	+ 0.6%	\$160,801	\$178,210	+ 10.8%
Percent of Original List Price Received*	97.9%	97.8%	- 0.1%	97.9%	99.2%	+ 1.3%
Days on Market Until Sale	37	16	- 56.8%	40	48	+ 20.0%
Inventory of Homes for Sale	48	24	- 50.0%	--	--	--

* 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

