

Local Market Update – December 2020

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	17	16	- 5.9%	274	331	+ 20.8%
Closed Sales	14	22	+ 57.1%	184	217	+ 17.9%
Median Sales Price*	\$531,000	\$579,500	+ 9.1%	\$467,500	\$526,000	+ 12.5%
Average Sales Price*	\$594,929	\$574,985	- 3.4%	\$497,168	\$569,551	+ 14.6%
Percent of Original List Price Received*	90.3%	94.3%	+ 4.4%	91.0%	93.5%	+ 2.7%
Days on Market Until Sale	87	62	- 28.7%	71	55	- 22.5%
Inventory of Homes for Sale	80	70	- 12.5%	--	--	--

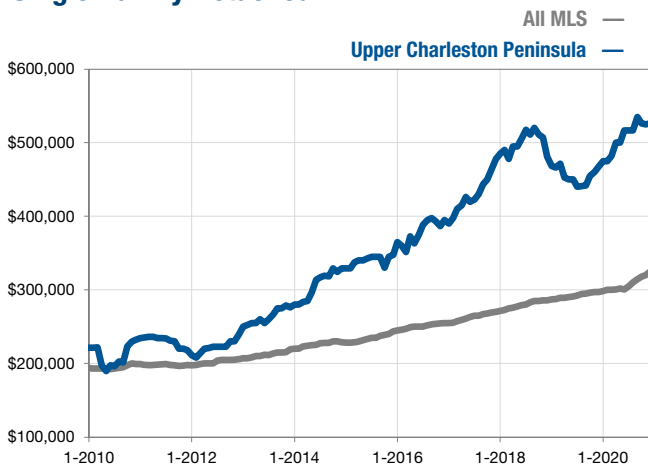
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	40	45	+ 12.5%
Closed Sales	2	6	+ 200.0%	20	27	+ 35.0%
Median Sales Price*	\$481,750	\$474,500	- 1.5%	\$291,500	\$299,900	+ 2.9%
Average Sales Price*	\$481,750	\$489,817	+ 1.7%	\$396,618	\$409,552	+ 3.3%
Percent of Original List Price Received*	89.2%	92.8%	+ 4.0%	92.3%	94.5%	+ 2.4%
Days on Market Until Sale	94	39	- 58.5%	105	72	- 31.4%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--

* 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

