

Local Market Update – January 2021

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



Downtown Charleston

Area 51

Single-Family Detached	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	41	43	+ 4.9%	41	43	+ 4.9%
Closed Sales	12	26	+ 116.7%	12	26	+ 116.7%
Median Sales Price*	\$782,500	\$1,240,250	+ 58.5%	\$782,500	\$1,240,250	+ 58.5%
Average Sales Price*	\$894,583	\$1,726,577	+ 93.0%	\$894,583	\$1,726,577	+ 93.0%
Percent of Original List Price Received*	86.9%	91.9%	+ 5.8%	86.9%	91.9%	+ 5.8%
Days on Market Until Sale	136	116	- 14.7%	136	116	- 14.7%
Inventory of Homes for Sale	185	144	- 22.2%	--	--	--

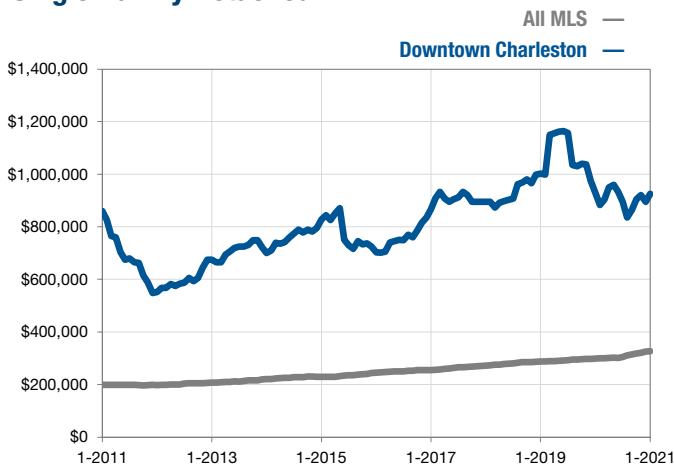
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	33	38	+ 15.2%	33	38	+ 15.2%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Median Sales Price*	\$672,000	\$695,000	+ 3.4%	\$672,000	\$695,000	+ 3.4%
Average Sales Price*	\$736,917	\$994,300	+ 34.9%	\$736,917	\$994,300	+ 34.9%
Percent of Original List Price Received*	86.2%	90.3%	+ 4.8%	86.2%	90.3%	+ 4.8%
Days on Market Until Sale	209	139	- 33.5%	209	139	- 33.5%
Inventory of Homes for Sale	164	154	- 6.1%	--	--	--

* 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

