

Local Market Update – February 2021

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



Downtown Charleston

Area 51

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	32	27	- 15.6%	73	70	- 4.1%
Closed Sales	15	35	+ 133.3%	27	61	+ 125.9%
Median Sales Price*	\$568,900	\$870,000	+ 52.9%	\$695,000	\$922,000	+ 32.7%
Average Sales Price*	\$832,887	\$1,219,275	+ 46.4%	\$860,307	\$1,435,502	+ 66.9%
Percent of Original List Price Received*	89.9%	93.1%	+ 3.6%	88.5%	92.6%	+ 4.6%
Days on Market Until Sale	114	142	+ 24.6%	124	131	+ 5.6%
Inventory of Homes for Sale	170	114	- 32.9%	--	--	--

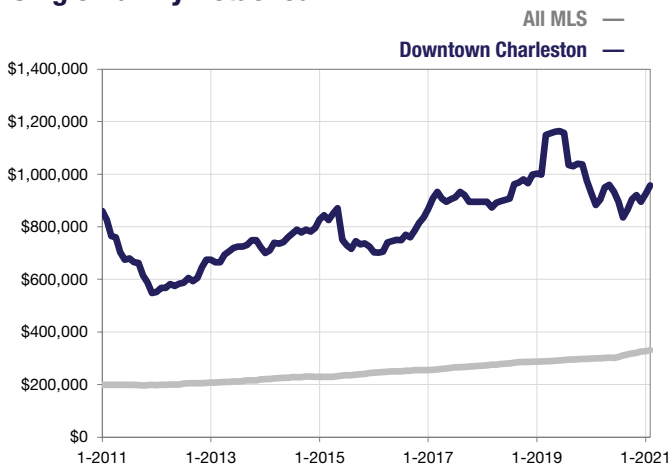
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	38	39	+ 2.6%	71	77	+ 8.5%
Closed Sales	19	19	0.0%	31	29	- 6.5%
Median Sales Price*	\$595,000	\$615,000	+ 3.4%	\$600,000	\$649,000	+ 8.2%
Average Sales Price*	\$1,104,632	\$671,887	- 39.2%	\$962,290	\$783,064	- 18.6%
Percent of Original List Price Received*	90.3%	90.8%	+ 0.6%	88.7%	90.6%	+ 2.1%
Days on Market Until Sale	120	189	+ 57.5%	154	172	+ 11.7%
Inventory of Homes for Sale	165	142	- 13.9%	--	--	--

* 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

