

# Local Market Update – February 2021

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



## Greater North Charleston

Areas 31 & 32

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	94	<b>115</b>	+ 22.3%	191	<b>200</b>	+ 4.7%
Closed Sales	71	<b>80</b>	+ 12.7%	135	<b>157</b>	+ 16.3%
Median Sales Price*	\$225,000	<b>\$239,200</b>	+ 6.3%	\$219,000	<b>\$236,000</b>	+ 7.8%
Average Sales Price*	\$214,698	<b>\$244,769</b>	+ 14.0%	\$208,174	<b>\$238,189</b>	+ 14.4%
Percent of Original List Price Received*	96.8%	<b>97.5%</b>	+ 0.7%	96.3%	<b>96.6%</b>	+ 0.3%
Days on Market Until Sale	39	<b>28</b>	- 28.2%	38	<b>30</b>	- 21.1%
Inventory of Homes for Sale	145	<b>52</b>	- 64.1%	--	--	--

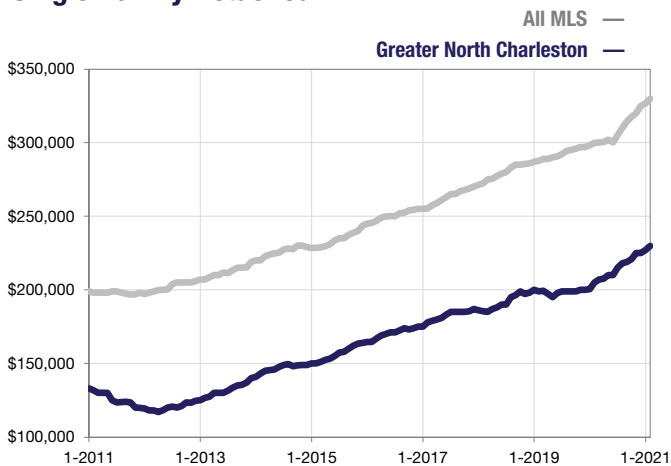
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	30	<b>68</b>	+ 126.7%	75	<b>100</b>	+ 33.3%
Closed Sales	23	<b>39</b>	+ 69.6%	42	<b>66</b>	+ 57.1%
Median Sales Price*	\$149,983	<b>\$218,900</b>	+ 45.9%	\$156,550	<b>\$213,900</b>	+ 36.6%
Average Sales Price*	\$168,991	<b>\$209,028</b>	+ 23.7%	\$170,518	<b>\$202,874</b>	+ 19.0%
Percent of Original List Price Received*	96.2%	<b>100.2%</b>	+ 4.2%	97.1%	<b>99.9%</b>	+ 2.9%
Days on Market Until Sale	56	<b>37</b>	- 33.9%	48	<b>31</b>	- 35.4%
Inventory of Homes for Sale	74	<b>48</b>	- 35.1%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

