

Local Market Update – February 2021

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	237	197	- 16.9%	452	384	- 15.0%
Closed Sales	141	192	+ 36.2%	276	343	+ 24.3%
Median Sales Price*	\$257,819	\$308,620	+ 19.7%	\$264,500	\$290,905	+ 10.0%
Average Sales Price*	\$268,953	\$327,947	+ 21.9%	\$281,764	\$317,058	+ 12.5%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	98.1%	99.2%	+ 1.1%
Days on Market Until Sale	56	29	- 48.2%	47	26	- 44.7%
Inventory of Homes for Sale	445	124	- 72.1%	--	--	--

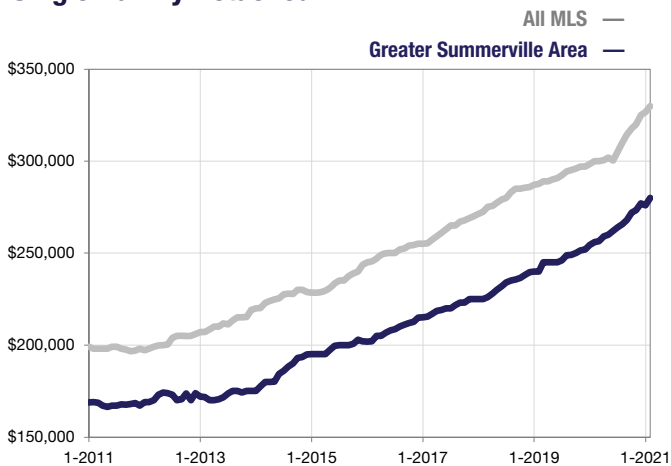
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	29	49	+ 69.0%	52	72	+ 38.5%
Closed Sales	10	16	+ 60.0%	28	27	- 3.6%
Median Sales Price*	\$190,000	\$175,000	- 7.9%	\$169,500	\$175,000	+ 3.2%
Average Sales Price*	\$195,657	\$178,119	- 9.0%	\$180,324	\$178,326	- 1.1%
Percent of Original List Price Received*	100.3%	97.1%	- 3.2%	100.4%	97.1%	- 3.3%
Days on Market Until Sale	40	28	- 30.0%	48	45	- 6.3%
Inventory of Homes for Sale	64	18	- 71.9%	--	--	--

* 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

