

# Local Market Update – February 2021

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	25	<b>22</b>	- 12.0%	46	<b>47</b>	+ 2.2%
Closed Sales	18	<b>15</b>	- 16.7%	27	<b>31</b>	+ 14.8%
Median Sales Price*	\$465,000	<b>\$580,000</b>	+ 24.7%	\$465,000	<b>\$560,000</b>	+ 20.4%
Average Sales Price*	\$556,914	<b>\$649,473</b>	+ 16.6%	\$556,794	<b>\$604,335</b>	+ 8.5%
Percent of Original List Price Received*	91.5%	<b>95.4%</b>	+ 4.3%	91.6%	<b>94.9%</b>	+ 3.6%
Days on Market Until Sale	88	<b>51</b>	- 42.0%	75	<b>50</b>	- 33.3%
Inventory of Homes for Sale	70	<b>55</b>	- 21.4%	--	--	--

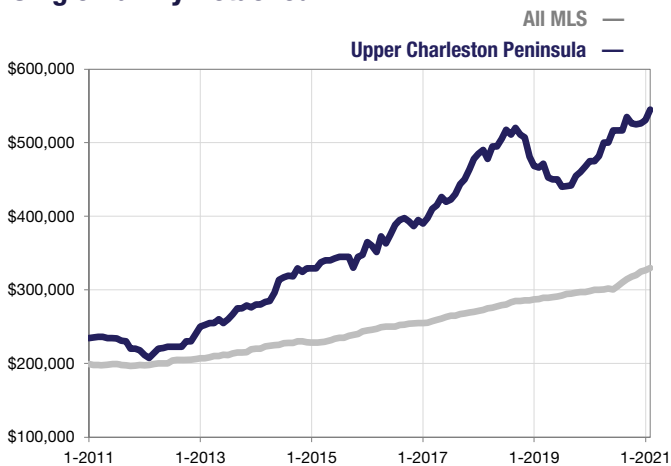
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	3	<b>3</b>	0.0%	8	<b>5</b>	- 37.5%
Closed Sales	0	<b>2</b>	--	3	<b>2</b>	- 33.3%
Median Sales Price*	\$0	<b>\$407,500</b>	--	\$255,000	<b>\$407,500</b>	+ 59.8%
Average Sales Price*	\$0	<b>\$407,500</b>	--	\$250,333	<b>\$407,500</b>	+ 62.8%
Percent of Original List Price Received*	0.0%	<b>99.0%</b>	--	98.6%	<b>99.0%</b>	+ 0.4%
Days on Market Until Sale	0	<b>54</b>	--	65	<b>54</b>	- 16.9%
Inventory of Homes for Sale	19	<b>6</b>	- 68.4%	--	--	--

\* 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

