

# Local Market Update – March 2021

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



## Downtown Charleston

Area 51

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	36	45	+ 25.0%	109	115	+ 5.5%
Closed Sales	22	39	+ 77.3%	49	100	+ 104.1%
Median Sales Price*	\$1,130,000	<b>\$715,000</b>	- 36.7%	\$765,000	<b>\$865,750</b>	+ 13.2%
Average Sales Price*	\$1,166,227	<b>\$1,116,905</b>	- 4.2%	\$997,659	<b>\$1,311,249</b>	+ 31.4%
Percent of Original List Price Received*	88.4%	<b>93.1%</b>	+ 5.3%	88.5%	<b>92.8%</b>	+ 4.9%
Days on Market Until Sale	132	111	- 15.9%	128	123	- 3.9%
Inventory of Homes for Sale	180	103	- 42.8%	--	--	--

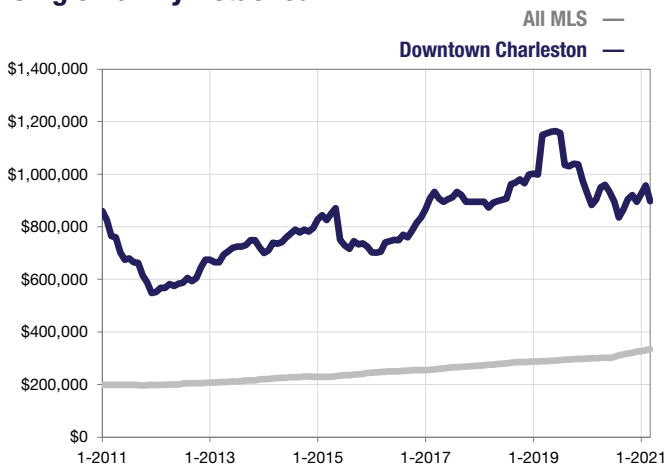
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	43	41	- 4.7%	114	118	+ 3.5%
Closed Sales	16	38	+ 137.5%	47	67	+ 42.6%
Median Sales Price*	\$604,000	<b>\$615,000</b>	+ 1.8%	\$600,000	<b>\$630,000</b>	+ 5.0%
Average Sales Price*	\$1,371,206	<b>\$771,158</b>	- 43.8%	\$1,101,496	<b>\$776,311</b>	- 29.5%
Percent of Original List Price Received*	94.4%	<b>94.3%</b>	- 0.1%	90.7%	<b>92.7%</b>	+ 2.2%
Days on Market Until Sale	116	84	- 27.6%	141	122	- 13.5%
Inventory of Homes for Sale	188	132	- 29.8%	--	--	--

\* 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

