

Local Market Update – March 2021

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	272	281	+ 3.3%	724	665	- 8.1%
Closed Sales	187	249	+ 33.2%	463	592	+ 27.9%
Median Sales Price*	\$261,972	\$301,900	+ 15.2%	\$263,050	\$295,950	+ 12.5%
Average Sales Price*	\$284,684	\$322,527	+ 13.3%	\$282,943	\$319,359	+ 12.9%
Percent of Original List Price Received*	98.5%	99.8%	+ 1.3%	98.3%	99.5%	+ 1.2%
Days on Market Until Sale	43	21	- 51.2%	46	24	- 47.8%
Inventory of Homes for Sale	506	129	- 74.5%	--	--	--

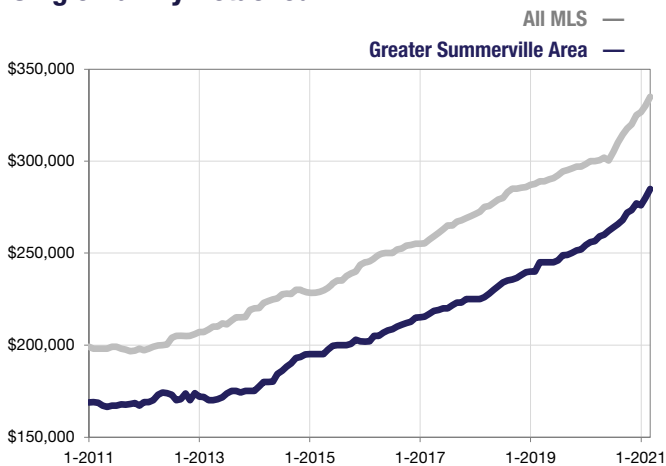
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	17	43	+ 152.9%	69	115	+ 66.7%
Closed Sales	21	20	- 4.8%	49	47	- 4.1%
Median Sales Price*	\$192,000	\$186,500	- 2.9%	\$185,000	\$175,000	- 5.4%
Average Sales Price*	\$187,348	\$174,188	- 7.0%	\$183,334	\$176,565	- 3.7%
Percent of Original List Price Received*	98.9%	100.9%	+ 2.0%	99.8%	98.7%	- 1.1%
Days on Market Until Sale	61	7	- 88.5%	53	29	- 45.3%
Inventory of Homes for Sale	57	17	- 70.2%	--	--	--

* 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

