

Local Market Update – March 2021

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	29	23	- 20.7%	75	70	- 6.7%
Closed Sales	17	35	+ 105.9%	44	66	+ 50.0%
Median Sales Price*	\$575,000	\$589,000	+ 2.4%	\$505,000	\$583,500	+ 15.5%
Average Sales Price*	\$692,118	\$598,995	- 13.5%	\$609,078	\$601,503	- 1.2%
Percent of Original List Price Received*	92.8%	94.1%	+ 1.4%	92.0%	94.5%	+ 2.7%
Days on Market Until Sale	79	94	+ 19.0%	77	74	- 3.9%
Inventory of Homes for Sale	85	49	- 42.4%	--	--	--

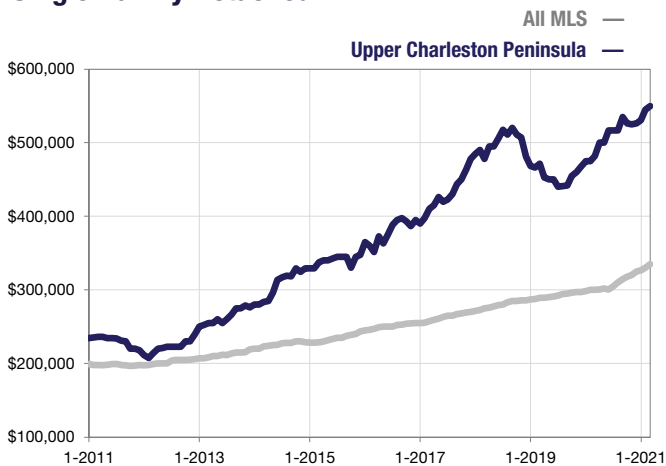
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	1	5	+ 400.0%	9	10	+ 11.1%
Closed Sales	2	2	0.0%	5	4	- 20.0%
Median Sales Price*	\$629,750	\$440,000	- 30.1%	\$265,000	\$440,000	+ 66.0%
Average Sales Price*	\$629,750	\$440,000	- 30.1%	\$402,100	\$423,750	+ 5.4%
Percent of Original List Price Received*	96.2%	101.5%	+ 5.5%	97.6%	100.2%	+ 2.7%
Days on Market Until Sale	69	4	- 94.2%	66	29	- 56.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--

* 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

