

Local Market Update – April 2021

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



Downtown Charleston

Area 51

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	21	40	+ 90.5%	130	155	+ 19.2%
Closed Sales	21	47	+ 123.8%	70	147	+ 110.0%
Median Sales Price*	\$1,250,000	\$1,050,000	- 16.0%	\$952,500	\$922,000	- 3.2%
Average Sales Price*	\$1,471,541	\$1,343,319	- 8.7%	\$1,139,824	\$1,321,503	+ 15.9%
Percent of Original List Price Received*	91.1%	93.7%	+ 2.9%	89.3%	93.1%	+ 4.3%
Days on Market Until Sale	95	90	- 5.3%	118	113	- 4.2%
Inventory of Homes for Sale	184	96	- 47.8%	--	--	--

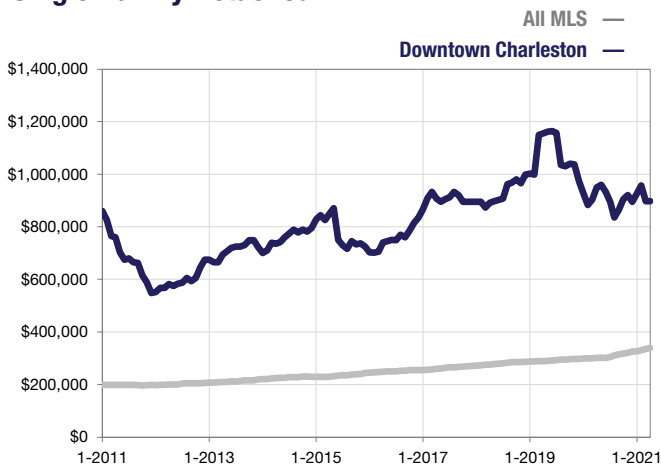
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	24	41	+ 70.8%	138	159	+ 15.2%
Closed Sales	12	34	+ 183.3%	59	101	+ 71.2%
Median Sales Price*	\$585,750	\$705,000	+ 20.4%	\$600,000	\$649,000	+ 8.2%
Average Sales Price*	\$563,158	\$947,834	+ 68.3%	\$992,003	\$834,052	- 15.9%
Percent of Original List Price Received*	91.2%	93.0%	+ 2.0%	90.8%	92.8%	+ 2.2%
Days on Market Until Sale	156	83	- 46.8%	144	109	- 24.3%
Inventory of Homes for Sale	191	117	- 38.7%	--	--	--

* 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

