

Local Market Update – April 2021

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	83	124	+ 49.4%	370	438	+ 18.4%
Closed Sales	80	117	+ 46.3%	286	377	+ 31.8%
Median Sales Price*	\$218,500	\$260,000	+ 19.0%	\$221,000	\$240,000	+ 8.6%
Average Sales Price*	\$211,391	\$258,844	+ 22.4%	\$213,282	\$249,513	+ 17.0%
Percent of Original List Price Received*	97.1%	101.2%	+ 4.2%	96.6%	98.8%	+ 2.3%
Days on Market Until Sale	35	11	- 68.6%	36	20	- 44.4%
Inventory of Homes for Sale	161	41	- 74.5%	--	--	--

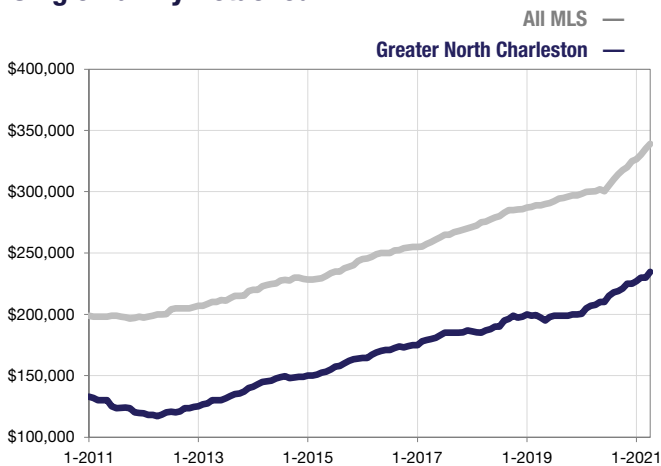
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	24	36	+ 50.0%	152	181	+ 19.1%
Closed Sales	35	43	+ 22.9%	108	156	+ 44.4%
Median Sales Price*	\$218,990	\$205,000	- 6.4%	\$178,900	\$210,348	+ 17.6%
Average Sales Price*	\$207,136	\$197,456	- 4.7%	\$189,486	\$206,372	+ 8.9%
Percent of Original List Price Received*	98.6%	101.3%	+ 2.7%	98.2%	100.0%	+ 1.8%
Days on Market Until Sale	47	13	- 72.3%	49	29	- 40.8%
Inventory of Homes for Sale	73	22	- 69.9%	--	--	--

* 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

