

Local Market Update – April 2021

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



Greater Summerville Area

Areas 62 & 63

| Single-Family Detached | April | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 225 | 256 | + 13.8% | 948 | 922 | - 2.7% |
| Closed Sales | 149 | 225 | + 51.0% | 612 | 817 | + 33.5% |
| Median Sales Price* | \$260,000 | \$317,540 | + 22.1% | \$262,600 | \$301,500 | + 14.8% |
| Average Sales Price* | \$280,850 | \$336,364 | + 19.8% | \$282,434 | \$324,042 | + 14.7% |
| Percent of Original List Price Received* | 98.3% | 100.8% | + 2.5% | 98.3% | 99.9% | + 1.6% |
| Days on Market Until Sale | 54 | 15 | - 72.2% | 48 | 21 | - 56.3% |
| Inventory of Homes for Sale | 502 | 114 | - 77.3% | -- | -- | -- |

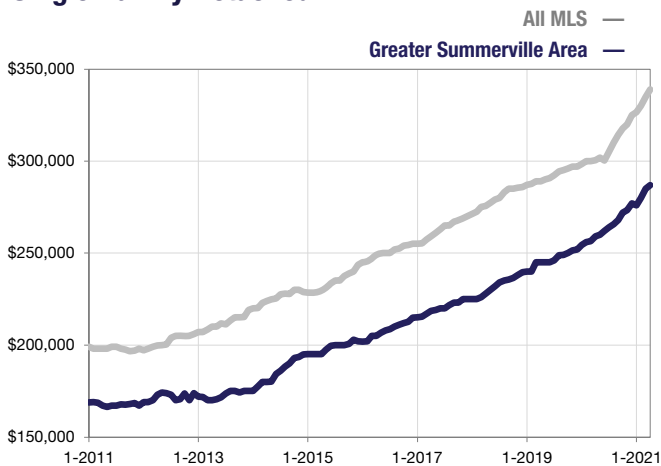
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | April | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | 2020 | 2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 83 | + 295.2% | 90 | 198 | + 120.0% |
| Closed Sales | 14 | 39 | + 178.6% | 63 | 86 | + 36.5% |
| Median Sales Price* | \$155,500 | \$226,900 | + 45.9% | \$170,000 | \$198,500 | + 16.8% |
| Average Sales Price* | \$159,085 | \$226,447 | + 42.3% | \$177,945 | \$199,186 | + 11.9% |
| Percent of Original List Price Received* | 98.6% | 100.8% | + 2.2% | 99.5% | 99.7% | + 0.2% |
| Days on Market Until Sale | 50 | 12 | - 76.0% | 53 | 21 | - 60.4% |
| Inventory of Homes for Sale | 52 | 18 | - 65.4% | -- | -- | -- |

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

