

Local Market Update – April 2021

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	21	28	+ 33.3%	96	98	+ 2.1%
Closed Sales	15	26	+ 73.3%	59	92	+ 55.9%
Median Sales Price*	\$575,000	\$606,000	+ 5.4%	\$550,000	\$587,000	+ 6.7%
Average Sales Price*	\$606,967	\$606,081	- 0.1%	\$608,542	\$602,797	- 0.9%
Percent of Original List Price Received*	94.2%	97.4%	+ 3.4%	92.6%	95.3%	+ 2.9%
Days on Market Until Sale	43	69	+ 60.5%	68	72	+ 5.9%
Inventory of Homes for Sale	82	41	- 50.0%	--	--	--

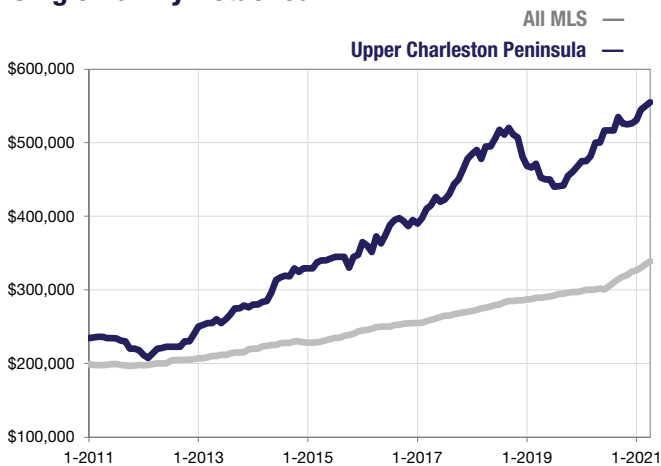
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	11	13	+ 18.2%
Closed Sales	3	2	- 33.3%	8	6	- 25.0%
Median Sales Price*	\$307,500	\$569,250	+ 85.1%	\$268,500	\$530,500	+ 97.6%
Average Sales Price*	\$330,833	\$569,250	+ 72.1%	\$375,375	\$472,250	+ 25.8%
Percent of Original List Price Received*	93.9%	97.7%	+ 4.0%	96.2%	99.4%	+ 3.3%
Days on Market Until Sale	36	58	+ 61.1%	55	38	- 30.9%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

