

Local Market Update – May 2021

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	47	47	0.0%	177	202	+ 14.1%
Closed Sales	5	38	+ 660.0%	75	185	+ 146.7%
Median Sales Price*	\$865,000	\$1,600,250	+ 85.0%	\$935,000	\$1,038,000	+ 11.0%
Average Sales Price*	\$1,173,068	\$1,811,446	+ 54.4%	\$1,142,040	\$1,422,140	+ 24.5%
Percent of Original List Price Received*	94.2%	94.8%	+ 0.6%	89.6%	93.4%	+ 4.2%
Days on Market Until Sale	102	67	- 34.3%	117	103	- 12.0%
Inventory of Homes for Sale	194	93	- 52.1%	--	--	--

* 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.

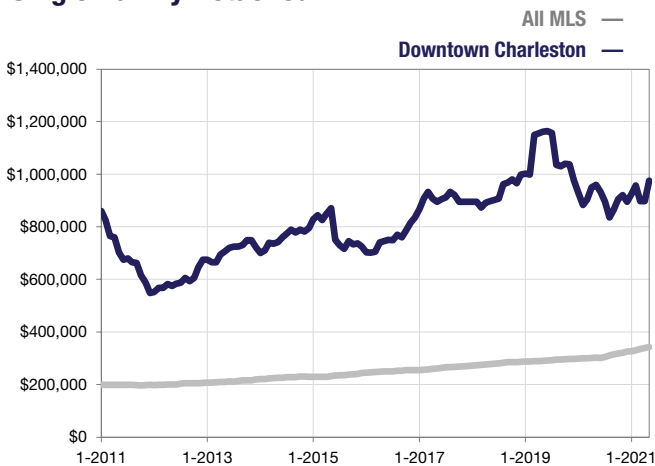
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	44	33	- 25.0%	182	192	+ 5.5%
Closed Sales	10	45	+ 350.0%	69	146	+ 111.6%
Median Sales Price*	\$508,750	\$676,700	+ 33.0%	\$598,000	\$653,700	+ 9.3%
Average Sales Price*	\$548,800	\$760,396	+ 38.6%	\$927,771	\$811,350	- 12.5%
Percent of Original List Price Received*	93.7%	93.3%	- 0.4%	91.2%	93.0%	+ 2.0%
Days on Market Until Sale	161	102	- 36.6%	146	107	- 26.7%
Inventory of Homes for Sale	203	121	- 40.4%	--	--	--

* 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

