

# Local Market Update – May 2021

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



## Greater North Charleston

Areas 31 & 32

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	117	<b>106</b>	- 9.4%	487	<b>544</b>	+ 11.7%
Closed Sales	56	<b>95</b>	+ 69.6%	342	<b>475</b>	+ 38.9%
Median Sales Price*	\$225,000	<b>\$255,000</b>	+ 13.3%	\$222,000	<b>\$245,000</b>	+ 10.4%
Average Sales Price*	\$227,855	<b>\$283,865</b>	+ 24.6%	\$215,675	<b>\$257,071</b>	+ 19.2%
Percent of Original List Price Received*	96.7%	<b>100.0%</b>	+ 3.4%	96.6%	<b>99.0%</b>	+ 2.5%
Days on Market Until Sale	29	<b>14</b>	- 51.7%	35	<b>19</b>	- 45.7%
Inventory of Homes for Sale	154	<b>39</b>	- 74.7%	--	--	--

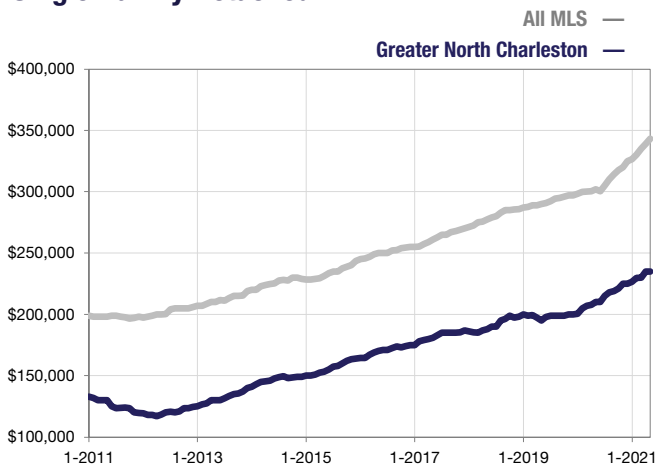
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	49	<b>36</b>	- 26.5%	201	<b>217</b>	+ 8.0%
Closed Sales	24	<b>28</b>	+ 16.7%	132	<b>190</b>	+ 43.9%
Median Sales Price*	\$193,545	<b>\$216,450</b>	+ 11.8%	\$182,750	<b>\$214,400</b>	+ 17.3%
Average Sales Price*	\$194,272	<b>\$210,213</b>	+ 8.2%	\$190,356	<b>\$209,371</b>	+ 10.0%
Percent of Original List Price Received*	99.2%	<b>100.3%</b>	+ 1.1%	98.4%	<b>100.1%</b>	+ 1.7%
Days on Market Until Sale	38	<b>8</b>	- 78.9%	47	<b>31</b>	- 34.0%
Inventory of Homes for Sale	83	<b>15</b>	- 81.9%	--	--	--

\* 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

