

Local Market Update – May 2021

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	246	262	+ 6.5%	1,194	1,184	- 0.8%
Closed Sales	189	266	+ 40.7%	801	1,088	+ 35.8%
Median Sales Price*	\$267,900	\$323,040	+ 20.6%	\$263,225	\$305,000	+ 15.9%
Average Sales Price*	\$281,666	\$336,898	+ 19.6%	\$282,252	\$326,875	+ 15.8%
Percent of Original List Price Received*	97.3%	101.1%	+ 3.9%	98.0%	100.2%	+ 2.2%
Days on Market Until Sale	44	14	- 68.2%	47	19	- 59.6%
Inventory of Homes for Sale	464	116	- 75.0%	--	--	--

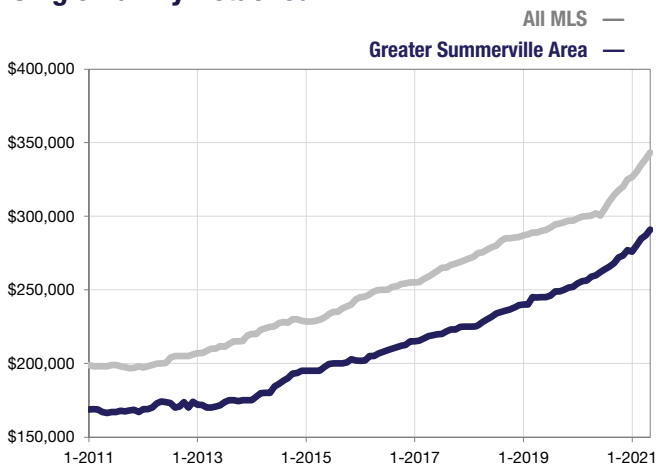
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	14	40	+ 185.7%	104	238	+ 128.8%
Closed Sales	24	53	+ 120.8%	87	139	+ 59.8%
Median Sales Price*	\$162,500	\$234,463	+ 44.3%	\$169,000	\$221,900	+ 31.3%
Average Sales Price*	\$161,033	\$231,703	+ 43.9%	\$173,280	\$211,585	+ 22.1%
Percent of Original List Price Received*	97.9%	101.4%	+ 3.6%	99.1%	100.3%	+ 1.2%
Days on Market Until Sale	62	12	- 80.6%	55	18	- 67.3%
Inventory of Homes for Sale	42	21	- 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

