

Local Market Update – May 2021

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	35	26	- 25.7%	131	124	- 5.3%
Closed Sales	12	31	+ 158.3%	71	122	+ 71.8%
Median Sales Price*	\$494,950	\$615,000	+ 24.3%	\$520,000	\$589,500	+ 13.4%
Average Sales Price*	\$522,344	\$583,258	+ 11.7%	\$593,973	\$599,179	+ 0.9%
Percent of Original List Price Received*	97.0%	94.4%	- 2.7%	93.4%	95.0%	+ 1.7%
Days on Market Until Sale	36	96	+ 166.7%	63	79	+ 25.4%
Inventory of Homes for Sale	87	32	- 63.2%	--	--	--

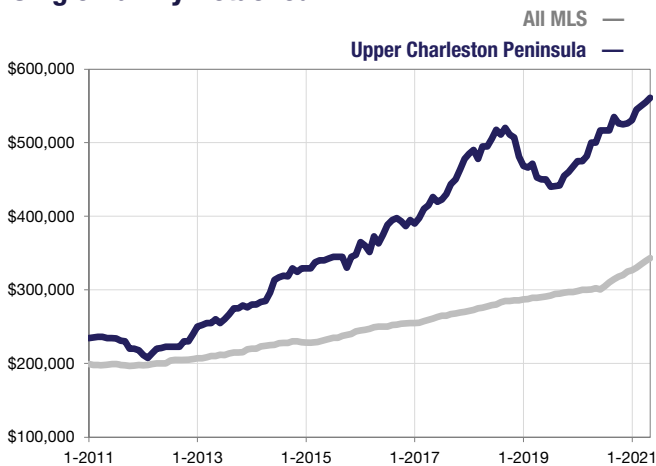
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	1	4	+ 300.0%	12	17	+ 41.7%
Closed Sales	2	3	+ 50.0%	10	9	- 10.0%
Median Sales Price*	\$423,750	\$380,000	- 10.3%	\$283,500	\$455,000	+ 60.5%
Average Sales Price*	\$423,750	\$375,000	- 11.5%	\$385,050	\$439,833	+ 14.2%
Percent of Original List Price Received*	93.4%	97.8%	+ 4.7%	95.7%	98.9%	+ 3.3%
Days on Market Until Sale	90	18	- 80.0%	62	31	- 50.0%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--

* 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

