

# Local Market Update – June 2021

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



## Downtown Charleston

Area 51

Single-Family Detached	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	58	41	- 29.3%	235	243	+ 3.4%
Closed Sales	14	45	+ 221.4%	89	231	+ 159.6%
Median Sales Price*	\$683,750	\$1,030,000	+ 50.6%	\$880,000	\$1,038,000	+ 18.0%
Average Sales Price*	\$1,038,593	\$1,309,789	+ 26.1%	\$1,125,767	\$1,401,023	+ 24.5%
Percent of Original List Price Received*	90.1%	94.9%	+ 5.3%	89.7%	93.8%	+ 4.6%
Days on Market Until Sale	130	77	- 40.8%	119	98	- 17.6%
Inventory of Homes for Sale	216	91	- 57.9%	--	--	--

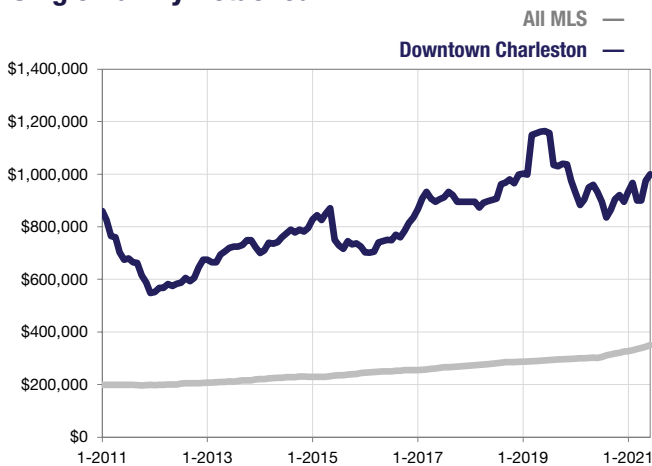
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	June			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	38	40	+ 5.3%	220	232	+ 5.5%
Closed Sales	13	36	+ 176.9%	82	182	+ 122.0%
Median Sales Price*	\$683,500	\$634,500	- 7.2%	\$603,500	\$644,500	+ 6.8%
Average Sales Price*	\$848,423	\$750,722	- 11.5%	\$915,191	\$799,357	- 12.7%
Percent of Original List Price Received*	94.2%	95.8%	+ 1.7%	91.7%	93.5%	+ 2.0%
Days on Market Until Sale	62	117	+ 88.7%	133	109	- 18.0%
Inventory of Homes for Sale	206	113	- 45.1%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

