

Local Market Update – July 2021

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



Downtown Charleston

Area 51

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	53	31	- 41.5%	288	274	- 4.9%
Closed Sales	28	29	+ 3.6%	117	260	+ 122.2%
Median Sales Price*	\$710,000	\$774,000	+ 9.0%	\$808,900	\$992,500	+ 22.7%
Average Sales Price*	\$1,437,009	\$1,456,231	+ 1.3%	\$1,200,253	\$1,407,181	+ 17.2%
Percent of Original List Price Received*	87.6%	96.6%	+ 10.3%	89.2%	94.1%	+ 5.5%
Days on Market Until Sale	109	43	- 60.6%	116	92	- 20.7%
Inventory of Homes for Sale	219	79	- 63.9%	--	--	--

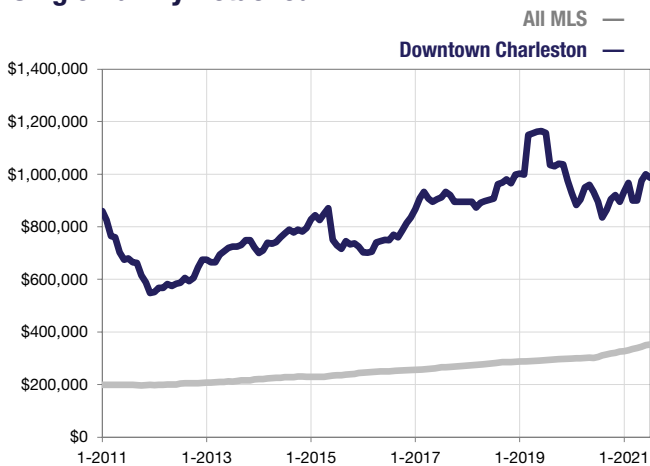
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	43	32	- 25.6%	263	264	+ 0.4%
Closed Sales	15	28	+ 86.7%	97	210	+ 116.5%
Median Sales Price*	\$635,000	\$735,000	+ 15.7%	\$607,000	\$658,700	+ 8.5%
Average Sales Price*	\$682,850	\$970,982	+ 42.2%	\$879,262	\$822,241	- 6.5%
Percent of Original List Price Received*	93.4%	97.0%	+ 3.9%	91.9%	94.0%	+ 2.3%
Days on Market Until Sale	86	46	- 46.5%	126	101	- 19.8%
Inventory of Homes for Sale	211	107	- 49.3%	--	--	--

* 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

