

Local Market Update – July 2021

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	142	132	- 7.0%	737	808	+ 9.6%
Closed Sales	129	108	- 16.3%	570	713	+ 25.1%
Median Sales Price*	\$235,000	\$254,500	+ 8.3%	\$222,500	\$250,000	+ 12.4%
Average Sales Price*	\$244,508	\$269,291	+ 10.1%	\$226,261	\$262,804	+ 16.2%
Percent of Original List Price Received*	97.5%	100.4%	+ 3.0%	97.0%	99.5%	+ 2.6%
Days on Market Until Sale	28	6	- 78.6%	32	15	- 53.1%
Inventory of Homes for Sale	152	62	- 59.2%	--	--	--

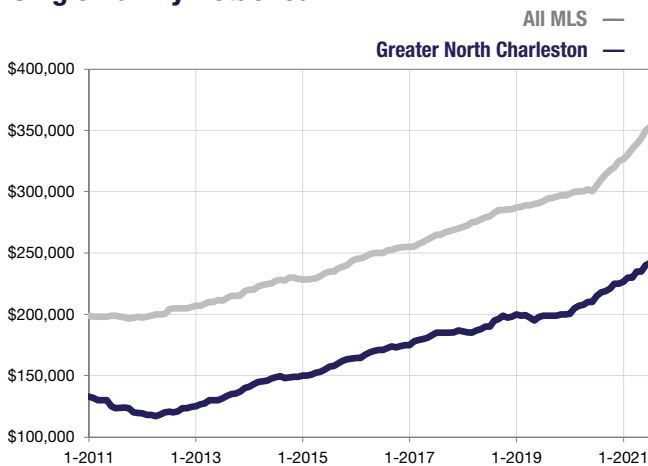
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	51	48	- 5.9%	297	317	+ 6.7%
Closed Sales	39	52	+ 33.3%	211	288	+ 36.5%
Median Sales Price*	\$192,000	\$228,500	+ 19.0%	\$187,500	\$217,900	+ 16.2%
Average Sales Price*	\$196,590	\$230,068	+ 17.0%	\$188,594	\$217,154	+ 15.1%
Percent of Original List Price Received*	99.6%	101.6%	+ 2.0%	98.7%	100.7%	+ 2.0%
Days on Market Until Sale	47	32	- 31.9%	46	28	- 39.1%
Inventory of Homes for Sale	84	34	- 59.5%	--	--	--

* 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

