

Local Market Update – July 2021

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



Sullivan's Island

Area 43

Single-Family Detached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	12	3	- 75.0%	44	42	- 4.5%
Closed Sales	5	1	- 80.0%	26	31	+ 19.2%
Median Sales Price*	\$2,315,000	\$8,500,000	+ 267.2%	\$2,457,500	\$3,000,000	+ 22.1%
Average Sales Price*	\$2,533,000	\$8,500,000	+ 235.6%	\$2,455,096	\$3,342,670	+ 36.2%
Percent of Original List Price Received*	96.8%	100.0%	+ 3.3%	92.5%	96.3%	+ 4.1%
Days on Market Until Sale	25	127	+ 408.0%	70	86	+ 22.9%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--

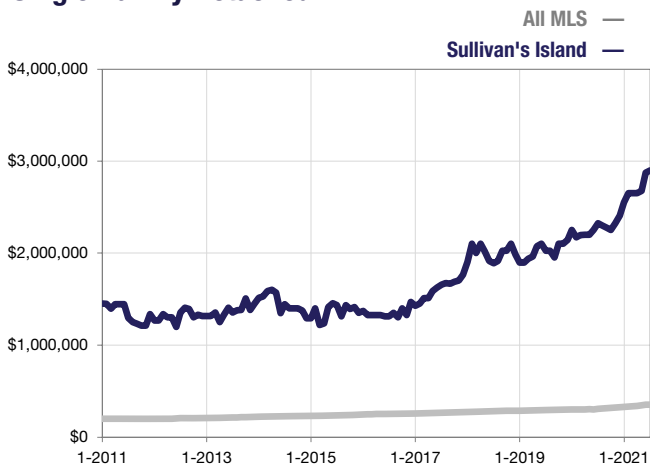
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	3	5	+ 66.7%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$575,000	--	\$1,600,000	\$580,000	- 63.8%
Average Sales Price*	\$0	\$575,000	--	\$1,264,077	\$578,333	- 54.2%
Percent of Original List Price Received*	0.0%	82.7%	--	89.5%	83.2%	- 7.0%
Days on Market Until Sale	0	69	--	353	23	- 93.5%
Inventory of Homes for Sale	2	1	- 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

