

Local Market Update – July 2021

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	37	28	- 24.3%	198	172	- 13.1%
Closed Sales	20	17	- 15.0%	120	171	+ 42.5%
Median Sales Price*	\$473,750	\$599,900	+ 26.6%	\$523,000	\$589,000	+ 12.6%
Average Sales Price*	\$508,382	\$566,365	+ 11.4%	\$573,160	\$593,755	+ 3.6%
Percent of Original List Price Received*	92.8%	96.6%	+ 4.1%	92.6%	96.0%	+ 3.7%
Days on Market Until Sale	38	33	- 13.2%	59	64	+ 8.5%
Inventory of Homes for Sale	93	33	- 64.5%	--	--	--

* 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.

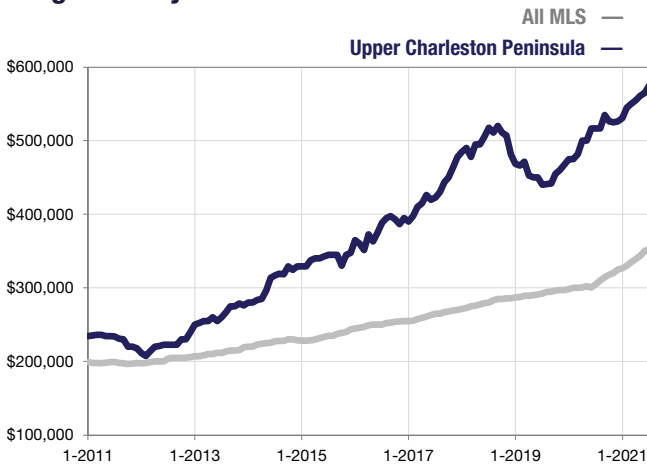
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	5	8	+ 60.0%	22	32	+ 45.5%
Closed Sales	3	4	+ 33.3%	15	18	+ 20.0%
Median Sales Price*	\$575,000	\$613,000	+ 6.6%	\$307,500	\$527,500	+ 71.5%
Average Sales Price*	\$470,000	\$692,750	+ 47.4%	\$409,033	\$577,056	+ 41.1%
Percent of Original List Price Received*	90.2%	96.7%	+ 7.2%	94.5%	98.4%	+ 4.1%
Days on Market Until Sale	181	71	- 60.8%	85	36	- 57.6%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--

* 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

