

Local Market Update – August 2021

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



Downtown Charleston

Area 51

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	37	30	- 18.9%	325	304	- 6.5%
Closed Sales	23	26	+ 13.0%	140	286	+ 104.3%
Median Sales Price*	\$589,000	\$977,500	+ 66.0%	\$765,000	\$992,500	+ 29.7%
Average Sales Price*	\$875,765	\$1,228,885	+ 40.3%	\$1,146,944	\$1,390,972	+ 21.3%
Percent of Original List Price Received*	94.4%	94.7%	+ 0.3%	90.1%	94.1%	+ 4.4%
Days on Market Until Sale	94	63	- 33.0%	113	89	- 21.2%
Inventory of Homes for Sale	224	76	- 66.1%	--	--	--

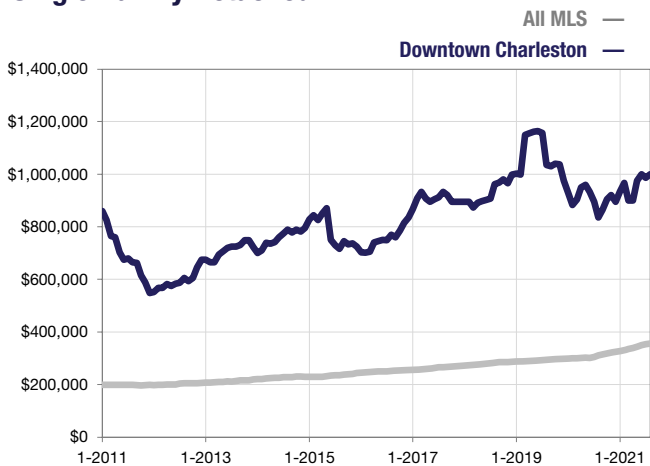
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	30	40	+ 33.3%	293	304	+ 3.8%
Closed Sales	23	26	+ 13.0%	120	236	+ 96.7%
Median Sales Price*	\$513,000	\$543,500	+ 5.9%	\$592,500	\$649,500	+ 9.6%
Average Sales Price*	\$573,539	\$682,827	+ 19.1%	\$820,665	\$806,882	- 1.7%
Percent of Original List Price Received*	92.7%	96.1%	+ 3.7%	92.1%	94.2%	+ 2.3%
Days on Market Until Sale	128	77	- 39.8%	126	98	- 22.2%
Inventory of Homes for Sale	194	105	- 45.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

