

Local Market Update – August 2021

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	107	119	+ 11.2%	844	927	+ 9.8%
Closed Sales	92	99	+ 7.6%	662	814	+ 23.0%
Median Sales Price*	\$230,500	\$270,900	+ 17.5%	\$225,000	\$251,550	+ 11.8%
Average Sales Price*	\$252,290	\$280,333	+ 11.1%	\$229,884	\$264,915	+ 15.2%
Percent of Original List Price Received*	98.6%	101.1%	+ 2.5%	97.3%	99.7%	+ 2.5%
Days on Market Until Sale	21	9	- 57.1%	31	14	- 54.8%
Inventory of Homes for Sale	135	70	- 48.1%	--	--	--

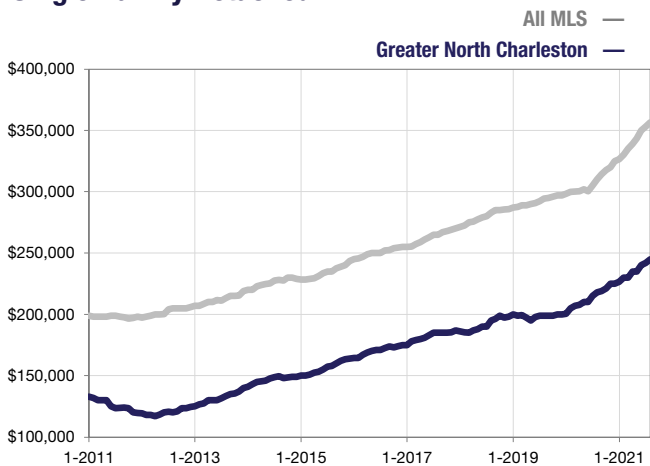
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	34	29	- 14.7%	331	341	+ 3.0%
Closed Sales	39	42	+ 7.7%	250	330	+ 32.0%
Median Sales Price*	\$199,900	\$207,500	+ 3.8%	\$190,000	\$217,450	+ 14.4%
Average Sales Price*	\$184,043	\$244,755	+ 33.0%	\$187,884	\$220,667	+ 17.4%
Percent of Original List Price Received*	99.4%	101.4%	+ 2.0%	98.8%	100.8%	+ 2.0%
Days on Market Until Sale	28	17	- 39.3%	43	27	- 37.2%
Inventory of Homes for Sale	72	37	- 48.6%	--	--	--

* 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

