

# Local Market Update – August 2021

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



## Greater Summerville Area

Areas 62 & 63

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	258	<b>237</b>	- 8.1%	1,980	<b>1,995</b>	+ 0.8%
Closed Sales	235	<b>239</b>	+ 1.7%	1,552	<b>1,847</b>	+ 19.0%
Median Sales Price*	\$280,000	<b>\$332,475</b>	+ 18.7%	\$268,000	<b>\$315,000</b>	+ 17.5%
Average Sales Price*	\$295,791	<b>\$342,624</b>	+ 15.8%	\$286,322	<b>\$333,275</b>	+ 16.4%
Percent of Original List Price Received*	99.2%	<b>100.6%</b>	+ 1.4%	98.4%	<b>100.5%</b>	+ 2.1%
Days on Market Until Sale	34	<b>9</b>	- 73.5%	42	<b>15</b>	- 64.3%
Inventory of Homes for Sale	359	<b>171</b>	- 52.4%	--	--	--

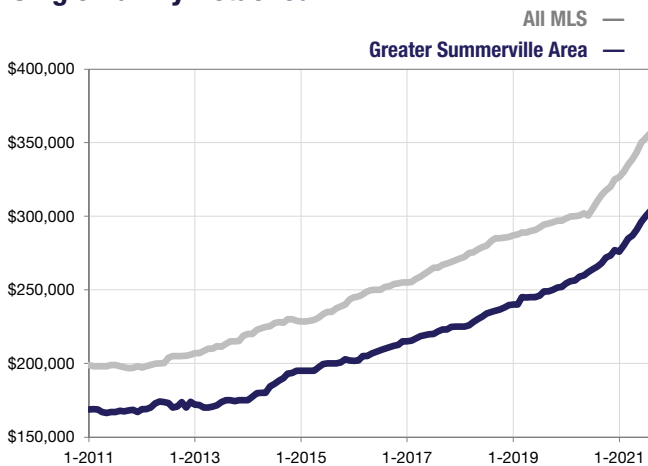
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	27	<b>39</b>	+ 44.4%	180	<b>362</b>	+ 101.1%
Closed Sales	25	<b>35</b>	+ 40.0%	177	<b>280</b>	+ 58.2%
Median Sales Price*	\$175,000	<b>\$250,900</b>	+ 43.4%	\$173,500	<b>\$229,900</b>	+ 32.5%
Average Sales Price*	\$177,742	<b>\$245,291</b>	+ 38.0%	\$177,172	<b>\$220,459</b>	+ 24.4%
Percent of Original List Price Received*	98.4%	<b>101.3%</b>	+ 2.9%	99.2%	<b>101.1%</b>	+ 1.9%
Days on Market Until Sale	44	<b>12</b>	- 72.7%	51	<b>13</b>	- 74.5%
Inventory of Homes for Sale	23	<b>20</b>	- 13.0%	--	--	--

\* 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

