

Local Market Update – August 2021

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	32	24	- 25.0%	230	195	- 15.2%
Closed Sales	17	15	- 11.8%	137	185	+ 35.0%
Median Sales Price*	\$450,000	\$650,000	+ 44.4%	\$520,000	\$599,900	+ 15.4%
Average Sales Price*	\$519,796	\$795,879	+ 53.1%	\$566,538	\$611,461	+ 7.9%
Percent of Original List Price Received*	95.8%	96.2%	+ 0.4%	93.0%	96.0%	+ 3.2%
Days on Market Until Sale	35	59	+ 68.6%	56	64	+ 14.3%
Inventory of Homes for Sale	92	35	- 62.0%	--	--	--

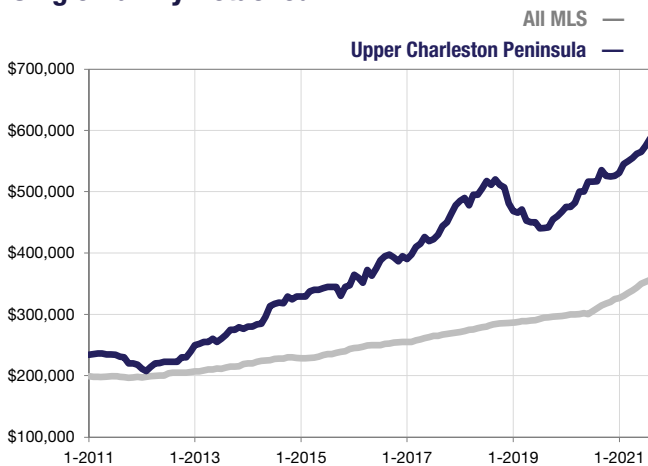
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	29	37	+ 27.6%
Closed Sales	3	4	+ 33.3%	18	23	+ 27.8%
Median Sales Price*	\$275,000	\$348,000	+ 26.5%	\$289,000	\$455,000	+ 57.4%
Average Sales Price*	\$272,667	\$429,925	+ 57.7%	\$386,306	\$541,596	+ 40.2%
Percent of Original List Price Received*	97.1%	93.6%	- 3.6%	94.9%	97.6%	+ 2.8%
Days on Market Until Sale	23	26	+ 13.0%	75	33	- 56.0%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

