

Local Market Update – September 2021

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



Downtown Charleston

Area 51

Single-Family Detached	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	34	35	+ 2.9%	358	339	- 5.3%
Closed Sales	19	28	+ 47.4%	158	314	+ 98.7%
Median Sales Price*	\$1,035,000	\$1,255,000	+ 21.3%	\$790,000	\$997,188	+ 26.2%
Average Sales Price*	\$1,508,434	\$1,439,071	- 4.6%	\$1,195,319	\$1,395,854	+ 16.8%
Percent of Original List Price Received*	92.1%	95.0%	+ 3.1%	90.3%	94.2%	+ 4.3%
Days on Market Until Sale	116	91	- 21.6%	113	89	- 21.2%
Inventory of Homes for Sale	220	71	- 67.7%	--	--	--

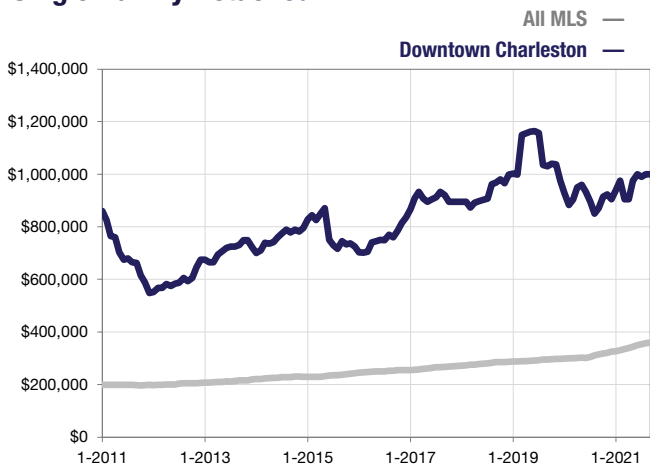
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	42	19	- 54.8%	335	323	- 3.6%
Closed Sales	10	34	+ 240.0%	130	270	+ 107.7%
Median Sales Price*	\$435,000	\$560,500	+ 28.9%	\$587,500	\$640,000	+ 8.9%
Average Sales Price*	\$468,050	\$609,147	+ 30.1%	\$793,541	\$781,982	- 1.5%
Percent of Original List Price Received*	93.1%	94.6%	+ 1.6%	92.2%	94.3%	+ 2.3%
Days on Market Until Sale	170	88	- 48.2%	130	97	- 25.4%
Inventory of Homes for Sale	191	95	- 50.3%	--	--	--

* 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

