

# Local Market Update – December 2021

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



## Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	15	<b>22</b>	+ 46.7%	449	<b>407</b>	- 9.4%
Closed Sales	23	<b>28</b>	+ 21.7%	226	<b>388</b>	+ 71.7%
Median Sales Price*	\$760,000	<b>\$1,275,000</b>	+ 67.8%	\$905,000	<b>\$1,055,250</b>	+ 16.6%
Average Sales Price*	\$1,060,478	<b>\$1,683,036</b>	+ 58.7%	\$1,332,511	<b>\$1,455,519</b>	+ 9.2%
Percent of Original List Price Received*	93.3%	<b>94.3%</b>	+ 1.1%	90.6%	<b>94.1%</b>	+ 3.9%
Days on Market Until Sale	80	<b>47</b>	- 41.3%	111	<b>83</b>	- 25.2%
Inventory of Homes for Sale	173	<b>47</b>	- 72.8%	--	--	--

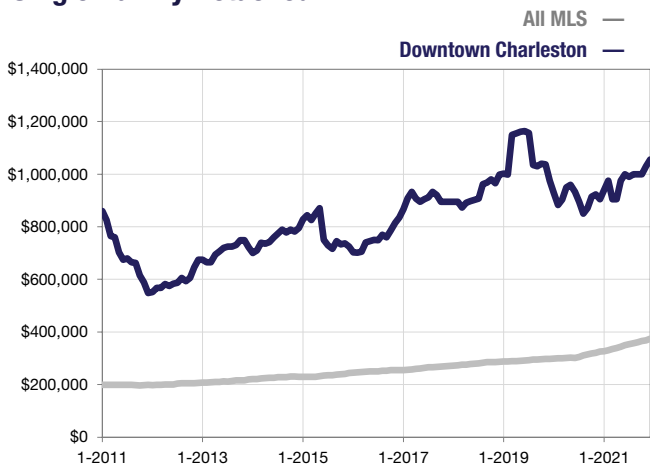
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
<b>Key Metrics</b>						
New Listings	25	<b>14</b>	- 44.0%	419	<b>391</b>	- 6.7%
Closed Sales	22	<b>21</b>	- 4.5%	189	<b>330</b>	+ 74.6%
Median Sales Price*	\$752,500	<b>\$677,000</b>	- 10.0%	\$585,000	<b>\$650,000</b>	+ 11.1%
Average Sales Price*	\$1,087,773	<b>\$991,524</b>	- 8.8%	\$811,717	<b>\$796,663</b>	- 1.9%
Percent of Original List Price Received*	96.3%	<b>94.9%</b>	- 1.5%	92.8%	<b>94.1%</b>	+ 1.4%
Days on Market Until Sale	129	<b>68</b>	- 47.3%	136	<b>96</b>	- 29.4%
Inventory of Homes for Sale	167	<b>73</b>	- 56.3%	--	--	--

\* 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

