

Local Market Update – December 2021

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	196	177	- 9.7%	2,869	2,865	- 0.1%
Closed Sales	251	223	- 11.2%	2,573	2,790	+ 8.4%
Median Sales Price*	\$290,000	\$350,705	+ 20.9%	\$277,400	\$325,000	+ 17.2%
Average Sales Price*	\$303,474	\$366,236	+ 20.7%	\$293,532	\$342,164	+ 16.6%
Percent of Original List Price Received*	98.9%	99.4%	+ 0.5%	98.6%	100.2%	+ 1.6%
Days on Market Until Sale	24	13	- 45.8%	37	15	- 59.5%
Inventory of Homes for Sale	263	122	- 53.6%	--	--	--

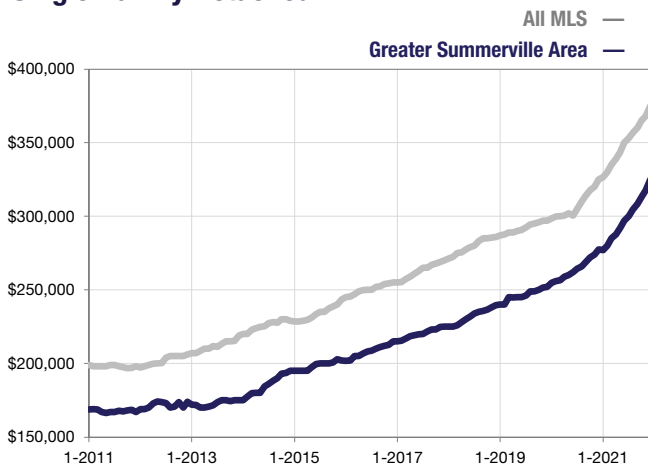
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	28	14	- 50.0%	286	433	+ 51.4%
Closed Sales	16	21	+ 31.3%	262	445	+ 69.8%
Median Sales Price*	\$157,000	\$244,990	+ 56.0%	\$173,478	\$237,194	+ 36.7%
Average Sales Price*	\$158,438	\$239,899	+ 51.4%	\$177,565	\$228,880	+ 28.9%
Percent of Original List Price Received*	97.6%	101.0%	+ 3.5%	99.2%	100.8%	+ 1.6%
Days on Market Until Sale	19	17	- 10.5%	47	15	- 68.1%
Inventory of Homes for Sale	31	6	- 80.6%	--	--	--

* 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

