

Local Market Update – December 2021

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	16	12	- 25.0%	331	267	- 19.3%
Closed Sales	22	20	- 9.1%	218	251	+ 15.1%
Median Sales Price*	\$579,500	\$599,500	+ 3.5%	\$525,500	\$599,000	+ 14.0%
Average Sales Price*	\$574,985	\$709,500	+ 23.4%	\$568,645	\$632,313	+ 11.2%
Percent of Original List Price Received*	94.3%	96.4%	+ 2.2%	93.5%	96.2%	+ 2.9%
Days on Market Until Sale	62	39	- 37.1%	56	55	- 1.8%
Inventory of Homes for Sale	76	17	- 77.6%	--	--	--

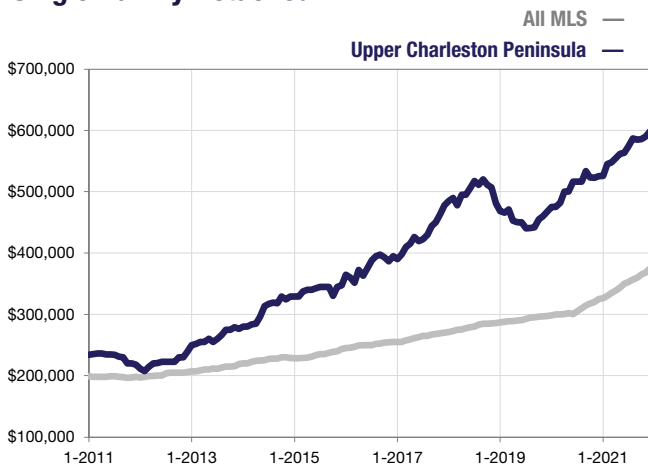
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	45	49	+ 8.9%
Closed Sales	6	2	- 66.7%	27	34	+ 25.9%
Median Sales Price*	\$474,500	\$510,750	+ 7.6%	\$299,900	\$442,000	+ 47.4%
Average Sales Price*	\$489,817	\$510,750	+ 4.3%	\$409,552	\$521,585	+ 27.4%
Percent of Original List Price Received*	92.8%	100.9%	+ 8.7%	94.5%	98.0%	+ 3.7%
Days on Market Until Sale	39	4	- 89.7%	72	33	- 54.2%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--

* 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

