## Local Market Update – November 2021

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



# **Charleston County**

County: CHS

Single-Family Detached	November			Year to Date		
Key Metrics	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	584	540	- 7.5%	8,796	8,253	- 6.2%
Closed Sales	619	572	- 7.6%	7,279	7,453	+ 2.4%
Median Sales Price*	\$440,000	\$500,000	+ 13.6%	\$422,669	\$500,000	+ 18.3%
Average Sales Price*	\$684,900	\$728,618	+ 6.4%	\$578,777	\$703,713	+ 21.6%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	96.3%	98.9%	+ 2.7%
Days on Market Until Sale	47	22	- 53.2%	55	26	- 52.7%
Inventory of Homes for Sale	1,226	583	- 52.4%			

\* 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 November** Year to Date **Key Metrics** 2021 2020 2021 2020 Percent Change Percent Change New Listings 198 190 - 4.0% 3,105 3,069 - 1.2% **Closed Sales** 233 213 - 8.6% 2.448 2,869 + 17.2%Median Sales Price\* \$279,000 \$325,000 + 16.5% \$252,000 \$300,000 + 19.0% Average Sales Price\* \$384,489 \$400,584 + 4.2% \$332,664 \$400,218 + 20.3% Percent of Original List Price Received\* 97.2% 98.7% + 1.5% 96.6% 99.2% + 2.7% Days on Market Until Sale 54 21 - 61.1% 65 31 - 52.3% Inventory of Homes for Sale 544 200 - 63.2% ------

\* 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**



Current as of December 9, 2021. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®. Report © 2021 ShowingTime. | Information deemed reliable but not guaranteed. Consult your agent for market specifics.