

# Local Market Update – December 2020

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



## Charleston County

County: CHS

### Single-Family Detached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	422	<b>494</b>	+ 17.1%	9,654	<b>9,293</b>	- 3.7%
Closed Sales	571	<b>725</b>	+ 27.0%	6,892	<b>7,997</b>	+ 16.0%
Median Sales Price*	\$385,000	<b>\$440,000</b>	+ 14.3%	\$384,000	<b>\$425,000</b>	+ 10.7%
Average Sales Price*	\$525,650	<b>\$619,830</b>	+ 17.9%	\$511,608	<b>\$582,542</b>	+ 13.9%
Percent of Original List Price Received*	94.7%	<b>96.8%</b>	+ 2.2%	95.1%	<b>96.3%</b>	+ 1.3%
Days on Market Until Sale	68	<b>44</b>	- 35.3%	62	<b>54</b>	- 12.9%
Inventory of Homes for Sale	2,194	<b>906</b>	- 58.7%	--	--	--

\* 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.

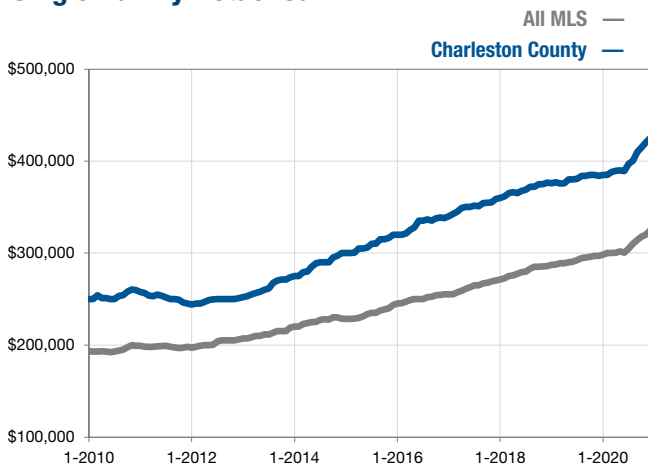
### Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
New Listings	152	<b>164</b>	+ 7.9%	3,148	<b>3,270</b>	+ 3.9%
Closed Sales	190	<b>284</b>	+ 49.5%	2,313	<b>2,730</b>	+ 18.0%
Median Sales Price*	\$239,950	<b>\$260,000</b>	+ 8.4%	\$235,000	<b>\$254,000</b>	+ 8.1%
Average Sales Price*	\$319,589	<b>\$379,068</b>	+ 18.6%	\$307,044	<b>\$337,479</b>	+ 9.9%
Percent of Original List Price Received*	95.4%	<b>97.0%</b>	+ 1.7%	95.9%	<b>96.6%</b>	+ 0.7%
Days on Market Until Sale	69	<b>52</b>	- 24.6%	61	<b>63</b>	+ 3.3%
Inventory of Homes for Sale	810	<b>401</b>	- 50.5%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

