

Local Market Update – October 2021

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



Downtown Charleston

Area 51

Single-Family Detached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	45	23	- 48.9%	403	362	- 10.2%
Closed Sales	21	26	+ 23.8%	179	340	+ 89.9%
Median Sales Price*	\$1,310,000	\$1,322,500	+ 1.0%	\$895,000	\$1,000,163	+ 11.8%
Average Sales Price*	\$1,908,710	\$1,421,389	- 25.5%	\$1,279,013	\$1,397,806	+ 9.3%
Percent of Original List Price Received*	90.1%	91.8%	+ 1.9%	90.3%	94.0%	+ 4.1%
Days on Market Until Sale	115	75	- 34.8%	113	88	- 22.1%
Inventory of Homes for Sale	218	64	- 70.6%	--	--	--

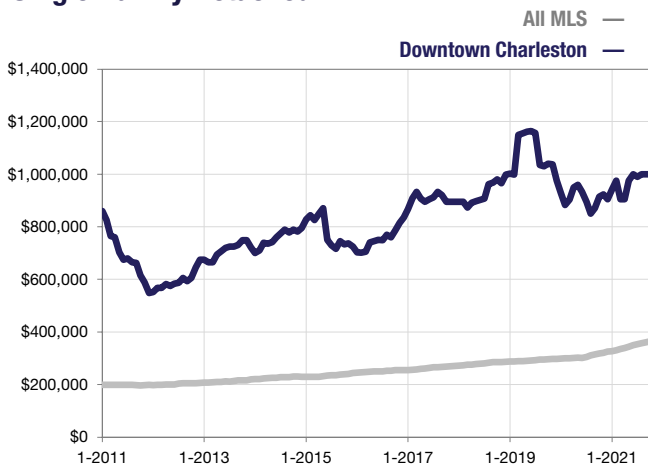
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	37	23	- 37.8%	372	347	- 6.7%
Closed Sales	14	24	+ 71.4%	144	294	+ 104.2%
Median Sales Price*	\$440,068	\$765,000	+ 73.8%	\$575,000	\$644,500	+ 12.1%
Average Sales Price*	\$571,653	\$780,220	+ 36.5%	\$771,969	\$781,838	+ 1.3%
Percent of Original List Price Received*	88.5%	91.7%	+ 3.6%	91.8%	94.1%	+ 2.5%
Days on Market Until Sale	199	136	- 31.7%	136	100	- 26.5%
Inventory of Homes for Sale	185	87	- 53.0%	--	--	--

* 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

