

Local Market Update – October 2021

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	103	121	+ 17.5%	1,048	1,162	+ 10.9%
Closed Sales	121	104	- 14.0%	893	1,001	+ 12.1%
Median Sales Price*	\$230,000	\$251,500	+ 9.3%	\$223,250	\$252,500	+ 13.1%
Average Sales Price*	\$244,951	\$270,283	+ 10.3%	\$230,717	\$265,082	+ 14.9%
Percent of Original List Price Received*	98.3%	99.2%	+ 0.9%	97.4%	99.5%	+ 2.2%
Days on Market Until Sale	27	10	- 63.0%	29	14	- 51.7%
Inventory of Homes for Sale	103	90	- 12.6%	--	--	--

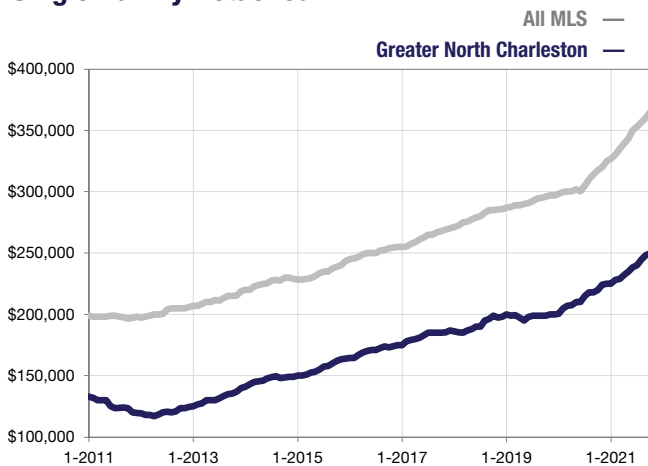
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	42	46	+ 9.5%	412	437	+ 6.1%
Closed Sales	41	46	+ 12.2%	315	405	+ 28.6%
Median Sales Price*	\$203,900	\$245,330	+ 20.3%	\$192,590	\$219,900	+ 14.2%
Average Sales Price*	\$196,310	\$262,224	+ 33.6%	\$189,818	\$228,629	+ 20.4%
Percent of Original List Price Received*	99.1%	101.1%	+ 2.0%	98.7%	100.8%	+ 2.1%
Days on Market Until Sale	52	27	- 48.1%	45	26	- 42.2%
Inventory of Homes for Sale	72	34	- 52.8%	--	--	--

* 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

