

Local Market Update – October 2021

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



Wando / Cainhoy Area

Area 78

Single-Family Detached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	34	14	- 58.8%	312	286	- 8.3%
Closed Sales	17	27	+ 58.8%	185	312	+ 68.6%
Median Sales Price*	\$449,900	\$492,000	+ 9.4%	\$439,990	\$505,244	+ 14.8%
Average Sales Price*	\$575,851	\$525,155	- 8.8%	\$530,407	\$620,180	+ 16.9%
Percent of Original List Price Received*	98.1%	102.1%	+ 4.1%	97.3%	100.4%	+ 3.2%
Days on Market Until Sale	42	20	- 52.4%	72	24	- 66.7%
Inventory of Homes for Sale	66	16	- 75.8%	--	--	--

* 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.

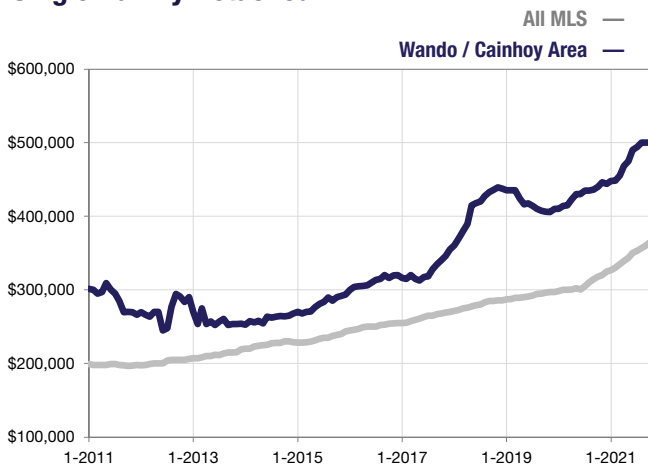
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	6	4	- 33.3%	87	123	+ 41.4%
Closed Sales	6	5	- 16.7%	73	108	+ 47.9%
Median Sales Price*	\$193,000	\$395,000	+ 104.7%	\$242,000	\$322,500	+ 33.3%
Average Sales Price*	\$213,333	\$375,144	+ 75.8%	\$246,801	\$318,846	+ 29.2%
Percent of Original List Price Received*	96.3%	101.4%	+ 5.3%	97.6%	100.1%	+ 2.6%
Days on Market Until Sale	40	3	- 92.5%	37	14	- 62.2%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

