

# Local Market Update – February 2021

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



## Berkeley County

County: BER

### Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	520	<b>516</b>	- 0.8%	973	<b>982</b>	+ 0.9%
Closed Sales	312	<b>426</b>	+ 36.5%	583	<b>781</b>	+ 34.0%
Median Sales Price*	\$279,765	<b>\$318,950</b>	+ 14.0%	\$279,000	<b>\$311,265</b>	+ 11.6%
Average Sales Price*	\$332,364	<b>\$381,518</b>	+ 14.8%	\$326,287	<b>\$373,309</b>	+ 14.4%
Percent of Original List Price Received*	98.2%	<b>99.5%</b>	+ 1.3%	97.9%	<b>99.3%</b>	+ 1.4%
Days on Market Until Sale	61	<b>31</b>	- 49.2%	53	<b>29</b>	- 45.3%
Inventory of Homes for Sale	971	<b>361</b>	- 62.8%	--	--	--

\* 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.

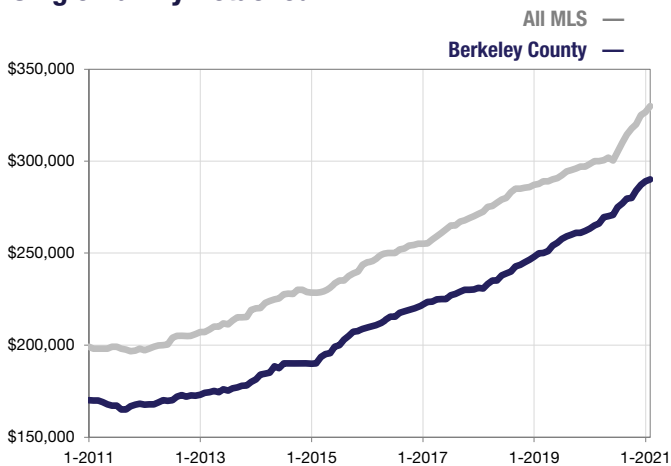
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	58	<b>50</b>	- 13.8%	135	<b>127</b>	- 5.9%
Closed Sales	39	<b>51</b>	+ 30.8%	78	<b>99</b>	+ 26.9%
Median Sales Price*	\$190,000	<b>\$216,990</b>	+ 14.2%	\$187,250	<b>\$215,990</b>	+ 15.3%
Average Sales Price*	\$223,034	<b>\$272,773</b>	+ 22.3%	\$214,171	<b>\$264,887</b>	+ 23.7%
Percent of Original List Price Received*	96.7%	<b>98.8%</b>	+ 2.2%	96.4%	<b>98.6%</b>	+ 2.3%
Days on Market Until Sale	66	<b>30</b>	- 54.5%	55	<b>26</b>	- 52.7%
Inventory of Homes for Sale	149	<b>33</b>	- 77.9%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

