

Local Market Update – February 2021

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



Charleston County

County: CHS

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	769	687	- 10.7%	1,548	1,344	- 13.2%
Closed Sales	506	600	+ 18.6%	936	1,121	+ 19.8%
Median Sales Price*	\$385,000	\$430,000	+ 11.7%	\$385,000	\$439,000	+ 14.0%
Average Sales Price*	\$510,383	\$637,502	+ 24.9%	\$503,520	\$655,052	+ 30.1%
Percent of Original List Price Received*	94.6%	97.3%	+ 2.9%	94.9%	96.9%	+ 2.1%
Days on Market Until Sale	74	41	- 44.6%	68	44	- 35.3%
Inventory of Homes for Sale	2,110	594	- 71.8%	--	--	--

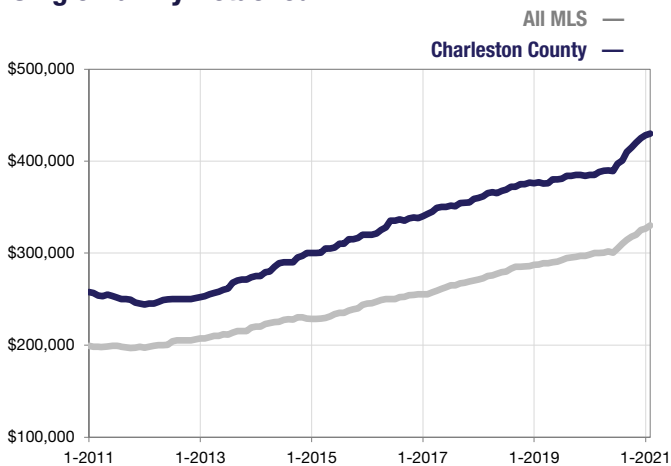
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	285	295	+ 3.5%	568	542	- 4.6%
Closed Sales	174	206	+ 18.4%	291	372	+ 27.8%
Median Sales Price*	\$258,475	\$260,950	+ 1.0%	\$255,000	\$262,950	+ 3.1%
Average Sales Price*	\$348,682	\$358,017	+ 2.7%	\$344,644	\$369,466	+ 7.2%
Percent of Original List Price Received*	95.3%	97.1%	+ 1.9%	95.2%	97.0%	+ 1.9%
Days on Market Until Sale	74	63	- 14.9%	80	61	- 23.8%
Inventory of Homes for Sale	828	313	- 62.2%	--	--	--

* 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

