

Local Market Update – February 2021

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



Colleton County

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	34	25	- 26.5%	77	54	- 29.9%
Closed Sales	28	21	- 25.0%	50	47	- 6.0%
Median Sales Price*	\$187,500	\$198,000	+ 5.6%	\$189,750	\$205,000	+ 8.0%
Average Sales Price*	\$340,604	\$296,419	- 13.0%	\$316,147	\$352,445	+ 11.5%
Percent of Original List Price Received*	89.4%	95.0%	+ 6.3%	93.2%	95.8%	+ 2.8%
Days on Market Until Sale	162	45	- 72.2%	140	61	- 56.4%
Inventory of Homes for Sale	154	49	- 68.2%	--	--	--

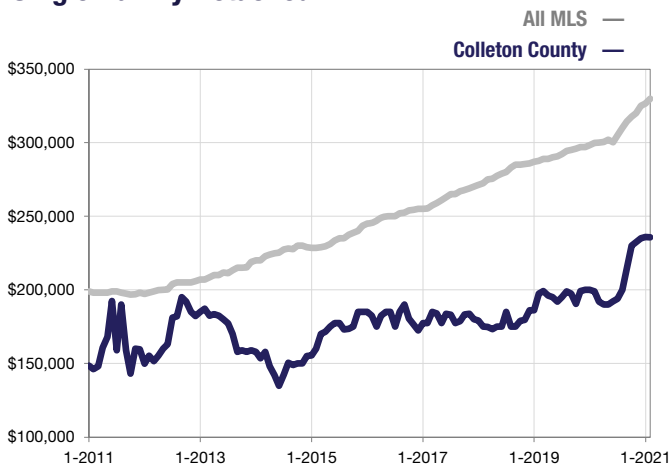
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	12	11	- 8.3%
Closed Sales	3	3	0.0%	5	7	+ 40.0%
Median Sales Price*	\$633,000	\$250,000	- 60.5%	\$270,000	\$237,500	- 12.0%
Average Sales Price*	\$551,000	\$243,500	- 55.8%	\$429,000	\$240,071	- 44.0%
Percent of Original List Price Received*	95.8%	97.1%	+ 1.4%	95.0%	98.4%	+ 3.6%
Days on Market Until Sale	142	63	- 55.6%	111	86	- 22.5%
Inventory of Homes for Sale	22	4	- 81.8%	--	--	--

* 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

