

Local Market Update – February 2021

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



Dorchester Road Corridor

Area 61

Single-Family Detached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	93	61	- 34.4%	182	132	- 27.5%
Closed Sales	63	66	+ 4.8%	127	135	+ 6.3%
Median Sales Price*	\$259,000	\$276,000	+ 6.6%	\$259,000	\$271,000	+ 4.6%
Average Sales Price*	\$252,589	\$278,155	+ 10.1%	\$260,390	\$278,799	+ 7.1%
Percent of Original List Price Received*	98.1%	98.9%	+ 0.8%	97.5%	99.0%	+ 1.5%
Days on Market Until Sale	46	29	- 37.0%	50	28	- 44.0%
Inventory of Homes for Sale	139	27	- 80.6%	--	--	--

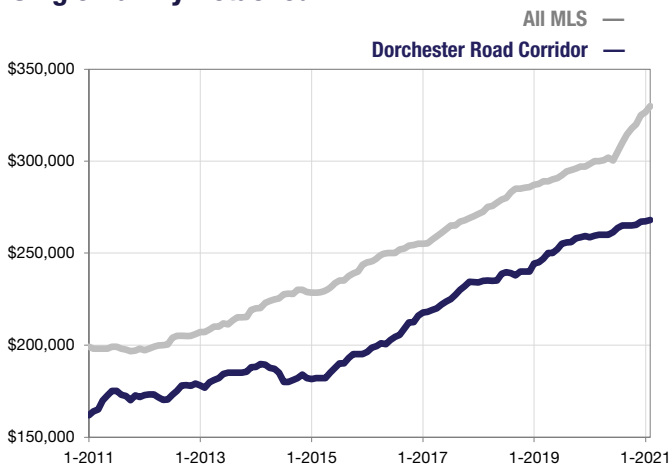
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	14	10	- 28.6%	43	23	- 46.5%
Closed Sales	8	15	+ 87.5%	27	32	+ 18.5%
Median Sales Price*	\$200,250	\$189,900	- 5.2%	\$204,000	\$193,798	- 5.0%
Average Sales Price*	\$184,775	\$189,493	+ 2.6%	\$197,350	\$196,025	- 0.7%
Percent of Original List Price Received*	97.7%	98.4%	+ 0.7%	98.7%	98.0%	- 0.7%
Days on Market Until Sale	49	32	- 34.7%	55	30	- 45.5%
Inventory of Homes for Sale	41	6	- 85.4%	--	--	--

* 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

