

Local Market Update – February 2021

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



Edisto Area

Areas 26, 27 & 28

Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	13	16	+ 23.1%	19	27	+ 42.1%
Closed Sales	13	5	- 61.5%	17	17	0.0%
Median Sales Price*	\$445,000	\$650,000	+ 46.1%	\$489,900	\$635,000	+ 29.6%
Average Sales Price*	\$510,415	\$656,400	+ 28.6%	\$596,200	\$697,412	+ 17.0%
Percent of Original List Price Received*	91.7%	96.7%	+ 5.5%	91.2%	97.5%	+ 6.9%
Days on Market Until Sale	210	18	- 91.4%	251	24	- 90.4%
Inventory of Homes for Sale	70	15	- 78.6%	--	--	--

* 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.

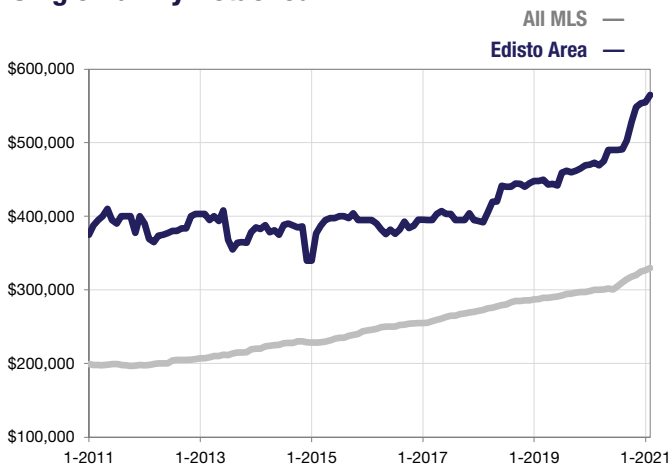
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	7	6	- 14.3%	12	10	- 16.7%
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	20	4	- 80.0%	--	--	--

* 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

