

# Local Market Update – February 2021

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



## Wando / Cainhoy Area

Area 78

### Single-Family Detached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	39	36	- 7.7%	63	64	+ 1.6%
Closed Sales	15	40	+ 166.7%	23	59	+ 156.5%
Median Sales Price*	\$434,000	<b>\$441,004</b>	+ 1.6%	\$420,000	<b>\$444,097</b>	+ 5.7%
Average Sales Price*	\$435,932	<b>\$567,997</b>	+ 30.3%	\$422,495	<b>\$543,645</b>	+ 28.7%
Percent of Original List Price Received*	96.3%	<b>97.6%</b>	+ 1.3%	96.2%	<b>98.1%</b>	+ 2.0%
Days on Market Until Sale	115	31	- 73.0%	111	31	- 72.1%
Inventory of Homes for Sale	87	26	- 70.1%	--	--	--

\* 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.

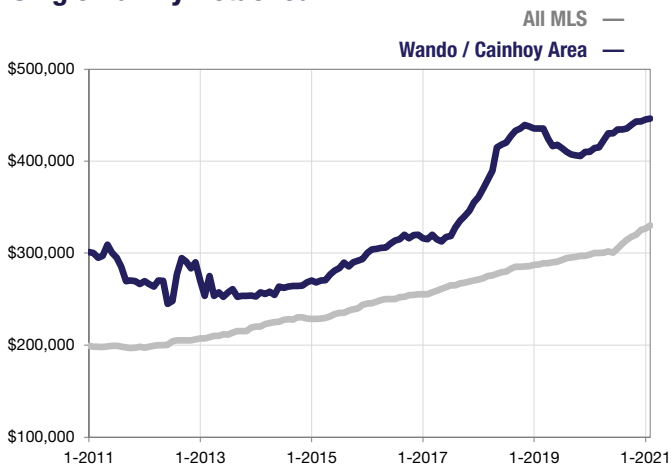
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	9	8	- 11.1%	16	17	+ 6.3%
Closed Sales	7	5	- 28.6%	15	10	- 33.3%
Median Sales Price*	\$249,000	<b>\$260,000</b>	+ 4.4%	\$250,000	<b>\$263,188</b>	+ 5.3%
Average Sales Price*	\$240,643	<b>\$248,655</b>	+ 3.3%	\$250,620	<b>\$256,778</b>	+ 2.5%
Percent of Original List Price Received*	96.1%	<b>99.0%</b>	+ 3.0%	96.4%	<b>99.7%</b>	+ 3.4%
Days on Market Until Sale	81	4	- 95.1%	49	13	- 73.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--

\* 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

