

Local Market Update – November 2021

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



Downtown Charleston

Area 51

Single-Family Detached	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	31	22	- 29.0%	434	384	- 11.5%
Closed Sales	24	19	- 20.8%	203	359	+ 76.8%
Median Sales Price*	\$1,082,500	\$1,750,000	+ 61.7%	\$920,000	\$1,049,000	+ 14.0%
Average Sales Price*	\$1,992,219	\$2,149,661	+ 7.9%	\$1,363,333	\$1,437,598	+ 5.4%
Percent of Original List Price Received*	90.6%	94.1%	+ 3.9%	90.3%	94.0%	+ 4.1%
Days on Market Until Sale	128	50	- 60.9%	115	86	- 25.2%
Inventory of Homes for Sale	209	51	- 75.6%	--	--	--

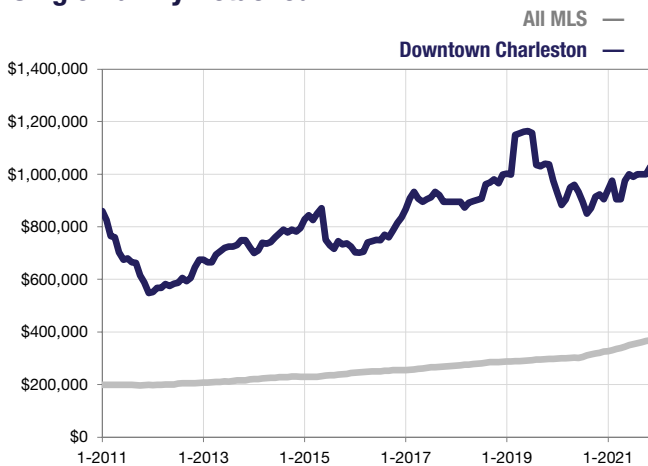
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	November			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
Key Metrics						
New Listings	22	30	+ 36.4%	394	377	- 4.3%
Closed Sales	23	15	- 34.8%	167	309	+ 85.0%
Median Sales Price*	\$450,000	\$665,000	+ 47.8%	\$575,000	\$649,000	+ 12.9%
Average Sales Price*	\$796,522	\$814,433	+ 2.2%	\$775,350	\$783,420	+ 1.0%
Percent of Original List Price Received*	95.8%	93.6%	- 2.3%	92.4%	94.0%	+ 1.7%
Days on Market Until Sale	140	68	- 51.4%	137	98	- 28.5%
Inventory of Homes for Sale	176	76	- 56.8%	--	--	--

* 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

