CHARLESTON DATA



Housing Market

Annual Report on the Charleston Area Housing Market

Local Market Update – December 2021

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

CHS REGIONAL MLS

West Ashley Area

Areas 11 & 12

Single-Family Detached	December			Year to Date		
Key Metrics	**2020**	**2021**	**Percent Change**	**2020**	**2021**	**Percent Change**
New Listings	86	**86**	0.0%	1,790	**1,603**	- 10.4%
Closed Sales	135	**114**	- 15.6%	1,600	**1,404**	- 12.3%
Median Sales Price*	$345,000	**$425,000**	+ 23.2%	$326,000	**$395,000**	+ 21.2%
Average Sales Price*	$401,048	**$523,966**	+ 30.6%	$373,852	**$451,130**	+ 20.7%
Percent of Original List Price Received*	96.8%	**99.6%**	+ 2.9%	96.8%	**99.0%**	+ 2.3%
Days on Market Until Sale	29	**17**	- 41.4%	38	**18**	- 52.6%
Inventory of Homes for Sale	129	**64**	- 50.4%	--	**--**	--

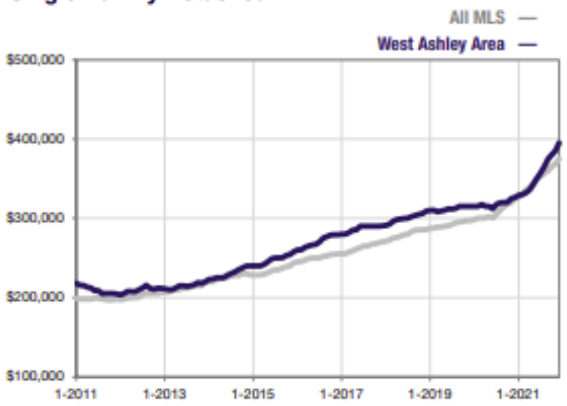
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	**2020**	**2021**	**Percent Change**	**2020**	**2021**	**Percent Change**
New Listings	31	**23**	- 25.8%	545	**538**	- 1.3%
Closed Sales	54	**38**	- 29.6%	501	**521**	+ 4.0%
Median Sales Price*	$256,985	**$280,000**	+ 9.0%	$220,295	**$247,500**	+ 12.3%
Average Sales Price*	$252,369	**$268,806**	+ 6.5%	$219,799	**$247,833**	+ 12.8%
Percent of Original List Price Received*	98.3%	**100.1%**	+ 1.8%	97.5%	**99.9%**	+ 2.5%
Days on Market Until Sale	33	**21**	- 36.4%	42	**17**	- 59.5%
Inventory of Homes for Sale	48	**18**	- 62.5%	--	**--**	--

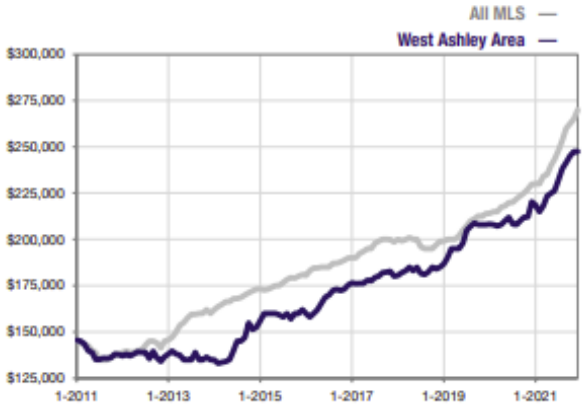
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of January 7, 2022. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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Households and Income

Charleston S.C. MSA	
Households	
Total Households	303,976
Median Household Income	$70,505
Average Household Income	$95,931
Source: U.S. Census Bureau, 2021.	

Charleston Leading Employers

Largest Private Sector Employers, Charleston S.C. MSA		
Company	**Product or Service**	**Employees**
Roper St. Francis Healthcare	Roper and Bon Secours St Francis Hospitals	6,000
The Boeing Company	Aircraft manufacturing	5,700
Trident Health System	Hospital system	2,600
Walmart Inc.	Retail merchandise	2,300
Robert Bosch LLC	Antilock brake systems, fuel injectors, common rail & unit injectors	1,600
Volvo Car USA LLC	Manufacture Volvo S60 sedans for sale in the United States and for export	1,600
Mercedes-Benz Vans, LLC	Assembly of Sprinter vans for the U.S. market under the brands Mercedes-Benz and Freightliner; Semi-knockdown (SKD) production of Metris van.	1,600
Blackbaud, Inc.	Specialty computer software development & design	1,400
BenefitFocus	Custom benefits software	1,250
Publix Supermarkets	Retail grocery stores	1,200
iQor	Inbound/outbound customer service call center	1,200
T-Mobile USA	Inbound/outbound customer service center	1,200
Nucor Steel	Manufacture carbon & alloy steel in various forms	1,000
Harris Teeter Supermarkets	Retail grocery stores	1,000
Scientific Research Corporation (SRC)	Communications & electronic systems & equipment design, integration, and support services	950
SAIC	Scientific, engineering and technology applications company; national security, energy, critical infrastructure, health sectors	900
Source: Charleston Regional Development Alliance, 2021		

Employment Wages by Occupation

Charleston S.C. MSA Workforce & Employment Profile			
Occupation Title	**2020 Total Employment**	**2020 Median Hourly Wage ($)**	**2020 Avg Hourly Wage ($)**
All Occupations	342,730	$19.03	$24.43
Architecture and Engineering Occupations	7,940	$37.52	$39.90
Arts, Design, Entertainment, Sports, and Media Occupations	3,270	$21.88	$24.35
Building and Grounds Cleaning and Maintenance Occupations	11,170	$12.61	$13.86
Business and Financial Operations Occupations	17,970	$31.74	$35.18
Community and Social Service Occupations	3,790	$20.11	$23.17
Computer and Mathematical Occupations	11,410	$38.15	$39.50
Construction and Extraction Occupations	15,580	$20.60	$23.02
Educational Instruction and Library Occupations	15,780	$22.67	$23.28
Farming, Fishing, and Forestry Occupations	310	$17.13	$18.56
Food Preparation and Serving Related Occupations	34,650	$10.15	$12.05
Healthcare Practitioners and Technical Occupations	27,060	$31.62	$38.58
Healthcare Support Occupations	10,800	$15.09	$15.93
Installation, Maintenance, and Repair Occupations	15,310	$23.01	$23.96
Legal Occupations	3,220	$28.06	$41.40
Life, Physical, and Social Science Occupations	2,040	$30.77	$34.01
Management Occupations	15,270	$50.90	$58.81
Office and Administrative Support Occupations	45,880	$18.16	$19.47
Personal Care and Service Occupations	7,430	$11.82	$14.74
Production Occupations	20,390	$20.36	$21.99
Protective Service Occupations	7,480	$19.53	$21.15
Sales and Related Occupations	36,470	$14.28	$19.39
Transportation and Material Moving Occupations	29,520	$14.86	$17.07
Source: U.S. Bureau of Labor Statistics, Wages & Employment By Occupation Survey 2020, released 3/2021.			

Expanded Labor Pool

Charleston S.C. MSA Workforce & Employment Profile	
Expanded Labor Pool	
Commuters into MSA	67,300
Commuters out of MSA	61,300
Military Retirees	15,000
Annual Post-Secondary Degrees Conferred	8,600
Annual High School Graduates	7,500
Source: U.S. Census Bureau and S.C. Department of Education, 2021	