

Months of Inventory 2021

This chart shows the relative strengths of the different MLS areas based on the number of sales during Jan-Dec 2021 compared to the number of actives on 1/11/2022.

This ratio is of course directly related to the simple months of inventory number.

6 months of inventory is considered a healthy, balanced market.

This chart includes single family detached, single family attached, and mobile homes.

	includes SFD, SFA, mobile homes	# of Jan-Dec	Median	# actives	months
rank	Area	2021 Sales	Sales Price	1/11/22	inventory
1	62 DOR-Sville/Ladson/Ravenel Ar to Hwy.165	905	\$262,400	8	0.1
2	77 BER-Daniel Island	493	\$995,000	9	0.2
3	61 DOR-N.Chas/Summerville/Ladson Area	1,176	\$285,000	23	0.2
4	78 BER-Wando/Cainhoy Area	489	\$455,900	11	0.3
5	41 CHS-Mt.Pleasant North of IOP Connector	1,600	\$577,008	38	0.3
6	21 CHS-James Island	995	\$400,000	24	0.3
7	71 BER-Hanahan Area	349	\$319,900	9	0.3
8	42 CHS-Mt.Pleasant South of IOP Connector	1,513	\$590,000	42	0.3
9	72 BER-G.Cr/M.Cor Hwy52-Oakley-CooperRiv	1,320	\$283,500	37	0.3
10	30 CHS-Seabrook Island	233	\$624,900	7	0.4
11	12 CHS-W.Ashley outside I-526 to Rantowles	1,139	\$335,000	36	0.4
12	31 CHS-N.Charleston Area inside I-526	534	\$299,992	17	0.4
13	26,27,28 -Edisto	215	\$590,000	7	0.4
14	32 CHS-N.Chas./Summerville outside I-526	1,154	\$238,000	38	0.4
15	11 CHS-W.Ashley inside I-526 to Ashley Rive	792	\$380,000	28	0.4
16	25 CHS-Kiawah Island	185	\$945,000	7	0.5
17	63 DOR-Summerville/Ridgeville Area	2,399	\$325,000	100	0.5
18	73 BER-G.Cr/M.Cor Hwy17a-Oakley-Hwy52	898	\$298,500	43	0.6
19	23 CHS-Johns Island	1,117	\$422,815	54	0.6
20	74 BER-Jedburg Rd-Black Tom-Hwy.17a-Col.Pk.	2,802	\$354,537	156	0.7
21	44 CHS-Isle of Palms	186	\$1,727,500	12	0.8
22	22 CHS-Folly Beach Area to Battery Island	189	\$720,000	13	0.8
23	76 BER-Moncks Corner Area above Oakley Rd.	451	\$285,000	33	0.9
24	45 CHS-Wild Dunes	199	\$1,050,000	15	0.9
25	52 CHS-Peninsula Chas. outside of crosstown	285	\$587,000	23	1.0
26	43 CHS-Sullivan's Island	56	\$2,950,000	6	1.3
27	75 BER-Rural: Cross/St.Stephens/Bonneau	328	\$290,000	46	1.7
28	51 CHS-Peninsula Chas. inside of crosstown	718	\$781,250	106	1.8
29	13 CHS-Rural W.Ashley-Ravenel/Hollywood/Meg	222	\$497,458	38	2.1
30	24 CHS-Wadmalaw Island	28	\$733,250	6	2.6
31	64 DOR-St.George/Harleyville/Reevesville	88	\$201,250	19	2.6
32	47 CHS-Awendaw/McClellanville Area	53	\$524,000	16	3.6
	TOTALS	23,111	\$355,000	1027	0.5