

Local Market Update – January 2022

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	January			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	656	563	- 14.2%	656	563	- 14.2%
Closed Sales	524	455	- 13.2%	524	455	- 13.2%
Median Sales Price*	\$457,750	\$500,000	+ 9.2%	\$457,750	\$500,000	+ 9.2%
Average Sales Price*	\$684,513	\$682,601	- 0.3%	\$684,513	\$682,601	- 0.3%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	96.5%	98.1%	+ 1.7%
Days on Market Until Sale	47	23	- 51.1%	47	23	- 51.1%
Inventory of Homes for Sale	875	383	- 56.2%	--	--	--

* 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.

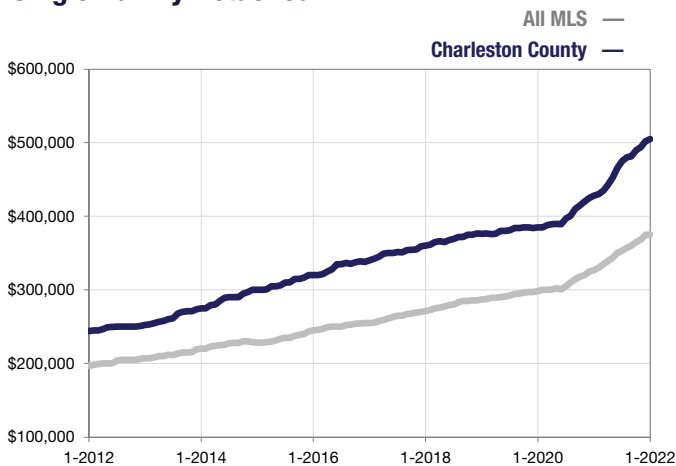
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	247	201	- 18.6%	247	201	- 18.6%
Closed Sales	170	176	+ 3.5%	170	176	+ 3.5%
Median Sales Price*	\$268,995	\$324,158	+ 20.5%	\$268,995	\$324,158	+ 20.5%
Average Sales Price*	\$381,256	\$423,908	+ 11.2%	\$381,256	\$423,908	+ 11.2%
Percent of Original List Price Received*	97.0%	99.8%	+ 2.9%	97.0%	99.8%	+ 2.9%
Days on Market Until Sale	61	32	- 47.5%	61	32	- 47.5%
Inventory of Homes for Sale	396	112	- 71.7%	--	--	--

* 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

