

Local Market Update – March 2022

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



Charleston County

County: CHS

Single-Family Detached	March			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	819	762	- 7.0%	2,163	1,942	- 10.2%
Closed Sales	775	664	- 14.3%	1,908	1,639	- 14.1%
Median Sales Price*	\$475,000	\$570,000	+ 20.0%	\$451,878	\$538,000	+ 19.1%
Average Sales Price*	\$628,791	\$838,780	+ 33.4%	\$646,187	\$773,504	+ 19.7%
Percent of Original List Price Received*	98.6%	100.8%	+ 2.2%	97.6%	99.6%	+ 2.0%
Days on Market Until Sale	35	19	- 45.7%	40	22	- 45.0%
Inventory of Homes for Sale	677	405	- 40.2%	--	--	--

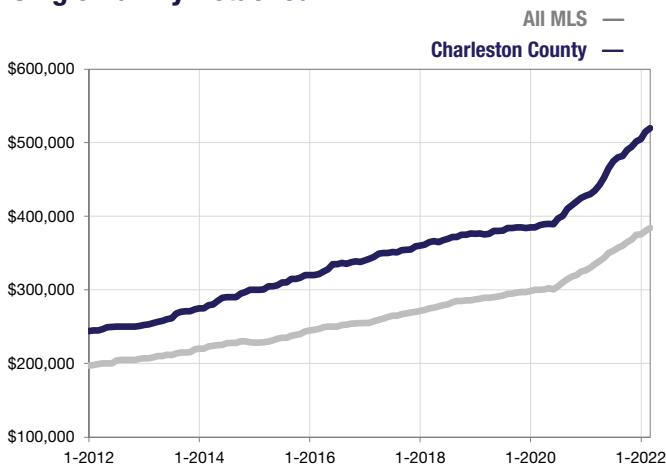
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	313	268	- 14.4%	854	699	- 18.1%
Closed Sales	324	231	- 28.7%	706	594	- 15.9%
Median Sales Price*	\$275,990	\$380,000	+ 37.7%	\$269,450	\$347,678	+ 29.0%
Average Sales Price*	\$396,345	\$504,696	+ 27.3%	\$381,318	\$469,117	+ 23.0%
Percent of Original List Price Received*	98.2%	101.1%	+ 3.0%	97.6%	100.6%	+ 3.1%
Days on Market Until Sale	37	25	- 32.4%	51	26	- 49.0%
Inventory of Homes for Sale	332	93	- 72.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

