

# Local Market Update – April 2022

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



## Charleston County

County: CHS

Single-Family Detached	April			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	860	<b>755</b>	- 12.2%	3,023	<b>2,702</b>	- 10.6%
Closed Sales	759	<b>616</b>	- 18.8%	2,667	<b>2,262</b>	- 15.2%
Median Sales Price*	\$525,000	<b>\$595,298</b>	+ 13.4%	\$474,010	<b>\$551,000</b>	+ 16.2%
Average Sales Price*	\$741,166	<b>\$909,304</b>	+ 22.7%	\$673,192	<b>\$810,174</b>	+ 20.3%
Percent of Original List Price Received*	99.2%	<b>101.4%</b>	+ 2.2%	98.1%	<b>100.1%</b>	+ 2.0%
Days on Market Until Sale	33	<b>15</b>	- 54.5%	38	<b>20</b>	- 47.4%
Inventory of Homes for Sale	682	<b>430</b>	- 37.0%	--	--	--

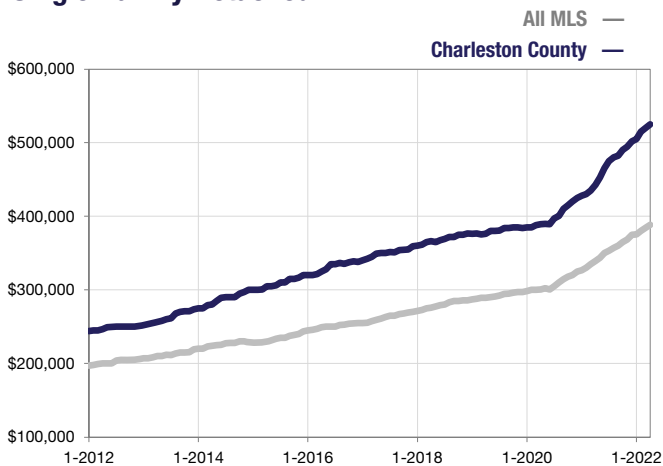
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	305	<b>266</b>	- 12.8%	1,159	<b>968</b>	- 16.5%
Closed Sales	310	<b>250</b>	- 19.4%	1,016	<b>848</b>	- 16.5%
Median Sales Price*	\$280,590	<b>\$370,250</b>	+ 32.0%	\$275,750	<b>\$355,889</b>	+ 29.1%
Average Sales Price*	\$409,204	<b>\$513,298</b>	+ 25.4%	\$389,826	<b>\$481,767</b>	+ 23.6%
Percent of Original List Price Received*	99.1%	<b>101.7%</b>	+ 2.6%	98.1%	<b>101.0%</b>	+ 3.0%
Days on Market Until Sale	30	<b>17</b>	- 43.3%	44	<b>23</b>	- 47.7%
Inventory of Homes for Sale	288	<b>107</b>	- 62.8%	--	--	--

\* 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

