

Local Market Update – July 2022

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



Charleston County

County: CHS

Single-Family Detached	July			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	837	692	- 17.3%	5,519	5,097	- 7.6%
Closed Sales	699	529	- 24.3%	4,976	4,133	- 16.9%
Median Sales Price*	\$509,000	\$565,836	+ 11.2%	\$498,680	\$575,000	+ 15.3%
Average Sales Price*	\$686,418	\$825,646	+ 20.3%	\$700,488	\$825,915	+ 17.9%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	99.0%	100.2%	+ 1.2%
Days on Market Until Sale	13	11	- 15.4%	29	17	- 41.4%
Inventory of Homes for Sale	807	868	+ 7.6%	--	--	--

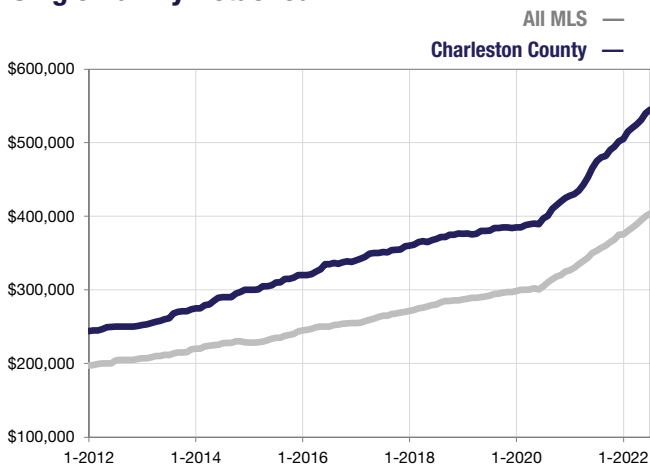
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	309	209	- 32.4%	2,087	1,771	- 15.1%
Closed Sales	283	196	- 30.7%	1,887	1,568	- 16.9%
Median Sales Price*	\$300,000	\$367,000	+ 22.3%	\$286,500	\$367,000	+ 28.1%
Average Sales Price*	\$410,203	\$515,535	+ 25.7%	\$394,897	\$494,801	+ 25.3%
Percent of Original List Price Received*	100.7%	99.7%	- 1.0%	99.2%	101.1%	+ 1.9%
Days on Market Until Sale	19	8	- 57.9%	35	18	- 48.6%
Inventory of Homes for Sale	318	247	- 22.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

