

Local Market Update – August 2022

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



Charleston County

County: CHS

Single-Family Detached

	August			Year to Date		
Key Metrics	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	788	611	- 22.5%	6,307	5,717	- 9.4%
Closed Sales	671	528	- 21.3%	5,647	4,671	- 17.3%
Median Sales Price*	\$515,000	\$575,000	+ 11.7%	\$500,000	\$575,000	+ 15.0%
Average Sales Price*	\$693,275	\$819,894	+ 18.3%	\$699,630	\$825,514	+ 18.0%
Percent of Original List Price Received*	99.4%	97.3%	- 2.1%	99.1%	99.9%	+ 0.8%
Days on Market Until Sale	18	17	- 5.6%	27	17	- 37.0%
Inventory of Homes for Sale	814	849	+ 4.3%	--	--	--

* 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.

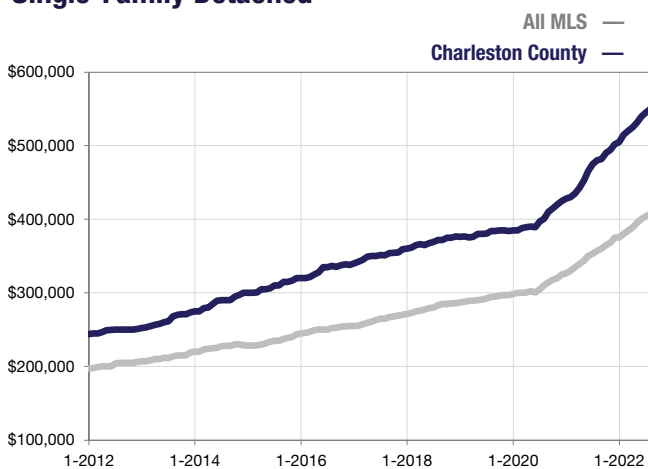
Townhouse-Condo Attached

	August			Year to Date		
Key Metrics	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	302	216	- 28.5%	2,389	1,986	- 16.9%
Closed Sales	251	191	- 23.9%	2,138	1,757	- 17.8%
Median Sales Price*	\$315,000	\$375,000	+ 19.0%	\$290,000	\$367,000	+ 26.6%
Average Sales Price*	\$403,572	\$454,797	+ 12.7%	\$395,916	\$488,981	+ 23.5%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	99.3%	100.9%	+ 1.6%
Days on Market Until Sale	22	19	- 13.6%	33	18	- 45.5%
Inventory of Homes for Sale	334	252	- 24.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

