

Local Market Update – October 2022

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



Charleston County

County: CHS

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	675	570	- 15.6%	7,714	6,860	- 11.1%
Closed Sales	668	447	- 33.1%	6,904	5,584	- 19.1%
Median Sales Price*	\$512,500	\$609,900	+ 19.0%	\$500,000	\$575,000	+ 15.0%
Average Sales Price*	\$747,639	\$801,699	+ 7.2%	\$701,472	\$819,838	+ 16.9%
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	99.0%	99.3%	+ 0.3%
Days on Market Until Sale	20	21	+ 5.0%	26	17	- 34.6%
Inventory of Homes for Sale	797	984	+ 23.5%	--	--	--

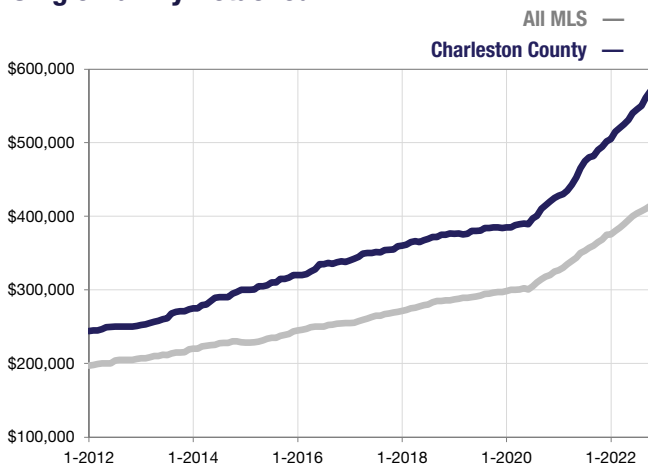
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	240	174	- 27.5%	2,879	2,319	- 19.5%
Closed Sales	242	127	- 47.5%	2,660	2,058	- 22.6%
Median Sales Price*	\$320,000	\$377,900	+ 18.1%	\$297,324	\$370,000	+ 24.4%
Average Sales Price*	\$426,888	\$514,618	+ 20.6%	\$399,917	\$490,856	+ 22.7%
Percent of Original List Price Received*	99.2%	97.0%	- 2.2%	99.3%	100.4%	+ 1.1%
Days on Market Until Sale	28	26	- 7.1%	32	19	- 40.6%
Inventory of Homes for Sale	297	286	- 3.7%	--	--	--

* 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

