

Local Market Update – January 2023

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

Charleston County

County: CHS

Single-Family Detached

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2022 | 2023 | Percent Change | 2022 | 2023 | Percent Change |
| New Listings | 571 | 440 | - 22.9% | 571 | 440 | - 22.9% |
| Closed Sales | 465 | 277 | - 40.4% | 465 | 277 | - 40.4% |
| Median Sales Price* | \$499,490 | \$600,000 | + 20.1% | \$499,490 | \$600,000 | + 20.1% |
| Average Sales Price* | \$680,797 | \$796,750 | + 17.0% | \$680,797 | \$796,750 | + 17.0% |
| Percent of Original List Price Received* | 98.1% | 94.5% | - 3.7% | 98.1% | 94.5% | - 3.7% |
| Days on Market Until Sale | 23 | 39 | + 69.6% | 23 | 39 | + 69.6% |
| Inventory of Homes for Sale | 474 | 736 | + 55.3% | -- | -- | -- |

* 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.

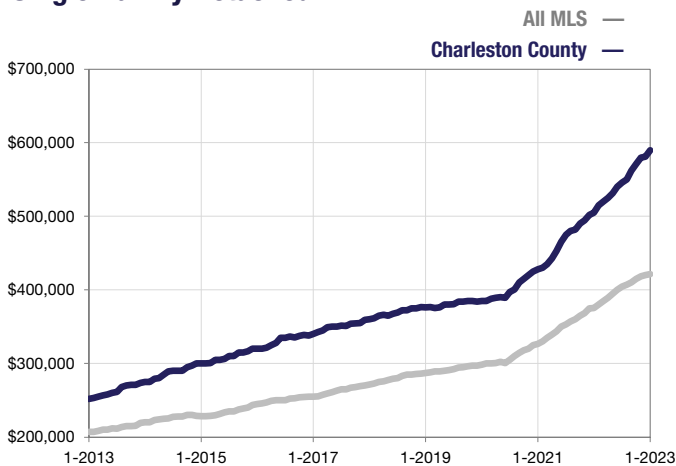
Townhouse-Condo Attached

| Key Metrics | January | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| | 2022 | 2023 | Percent Change | 2022 | 2023 | Percent Change |
| New Listings | 203 | 125 | - 38.4% | 203 | 125 | - 38.4% |
| Closed Sales | 177 | 91 | - 48.6% | 177 | 91 | - 48.6% |
| Median Sales Price* | \$322,315 | \$363,000 | + 12.6% | \$322,315 | \$363,000 | + 12.6% |
| Average Sales Price* | \$423,095 | \$478,285 | + 13.0% | \$423,095 | \$478,285 | + 13.0% |
| Percent of Original List Price Received* | 99.8% | 95.7% | - 4.1% | 99.8% | 95.7% | - 4.1% |
| Days on Market Until Sale | 32 | 31 | - 3.1% | 32 | 31 | - 3.1% |
| Inventory of Homes for Sale | 142 | 197 | + 38.7% | -- | -- | -- |

* 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

