

Local Market Update – July 2024

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	505	692	+ 37.0%	4,001	4,656	+ 16.4%
Closed Sales	403	493	+ 22.3%	3,152	3,179	+ 0.9%
Median Sales Price*	\$641,750	\$699,000	+ 8.9%	\$611,107	\$685,000	+ 12.1%
Average Sales Price*	\$932,455	\$1,057,581	+ 13.4%	\$882,534	\$979,858	+ 11.0%
Percent of Original List Price Received*	97.6%	96.0%	- 1.6%	96.8%	96.5%	- 0.3%
Days on Market Until Sale	23	29	+ 26.1%	31	30	- 3.2%
Inventory of Homes for Sale	781	1,138	+ 45.7%	--	--	--

* 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.

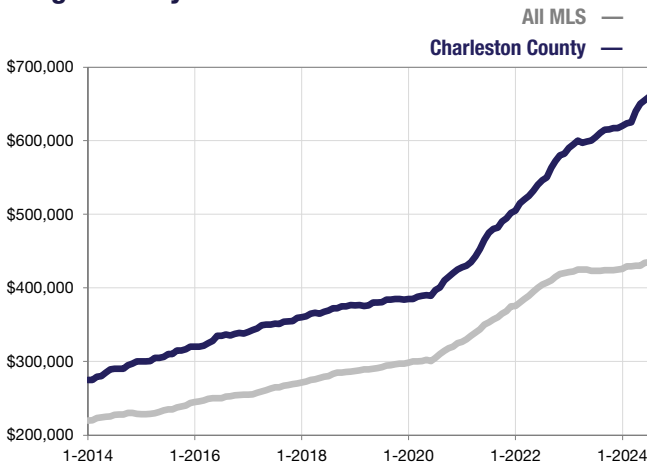
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	207	233	+ 12.6%	1,348	1,598	+ 18.5%
Closed Sales	142	145	+ 2.1%	1,066	1,067	+ 0.1%
Median Sales Price*	\$385,000	\$405,000	+ 5.2%	\$395,500	\$425,000	+ 7.5%
Average Sales Price*	\$508,971	\$528,492	+ 3.8%	\$507,733	\$612,209	+ 20.6%
Percent of Original List Price Received*	98.9%	96.3%	- 2.6%	98.2%	96.8%	- 1.4%
Days on Market Until Sale	19	31	+ 63.2%	26	33	+ 26.9%
Inventory of Homes for Sale	285	449	+ 57.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

