

Local Market Update – May 2022

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



Charleston County

County: CHS

Single-Family Detached	May			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	805	867	+ 7.7%	3,828	3,578	- 6.5%
Closed Sales	726	661	- 9.0%	3,393	2,933	- 13.6%
Median Sales Price*	\$538,450	\$605,000	+ 12.4%	\$485,195	\$567,000	+ 16.9%
Average Sales Price*	\$783,661	\$844,775	+ 7.8%	\$696,785	\$817,962	+ 17.4%
Percent of Original List Price Received*	99.6%	101.1%	+ 1.5%	98.4%	100.3%	+ 1.9%
Days on Market Until Sale	25	15	- 40.0%	35	19	- 45.7%
Inventory of Homes for Sale	650	600	- 7.7%	--	--	--

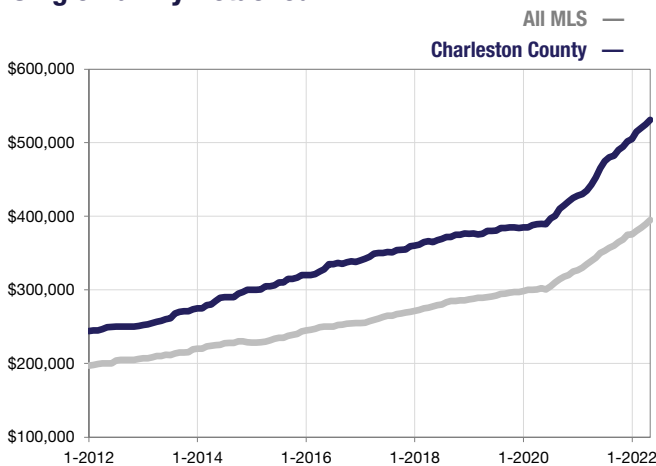
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	291	296	+ 1.7%	1,450	1,267	- 12.6%
Closed Sales	270	274	+ 1.5%	1,286	1,127	- 12.4%
Median Sales Price*	\$304,060	\$404,950	+ 33.2%	\$280,820	\$365,000	+ 30.0%
Average Sales Price*	\$422,562	\$508,011	+ 20.2%	\$396,699	\$487,796	+ 23.0%
Percent of Original List Price Received*	99.9%	102.2%	+ 2.3%	98.4%	101.3%	+ 2.9%
Days on Market Until Sale	28	14	- 50.0%	41	21	- 48.8%
Inventory of Homes for Sale	283	164	- 42.0%	--	--	--

* 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

