

Local Market Update – June 2024

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	621	646	+ 4.0%	3,496	3,960	+ 13.3%
Closed Sales	556	509	- 8.5%	2,749	2,676	- 2.7%
Median Sales Price*	\$649,500	\$707,450	+ 8.9%	\$606,500	\$680,000	+ 12.1%
Average Sales Price*	\$890,759	\$981,784	+ 10.2%	\$875,215	\$966,602	+ 10.4%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	96.7%	96.6%	- 0.1%
Days on Market Until Sale	22	25	+ 13.6%	32	31	- 3.1%
Inventory of Homes for Sale	778	1,060	+ 36.2%	--	--	--

* 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.

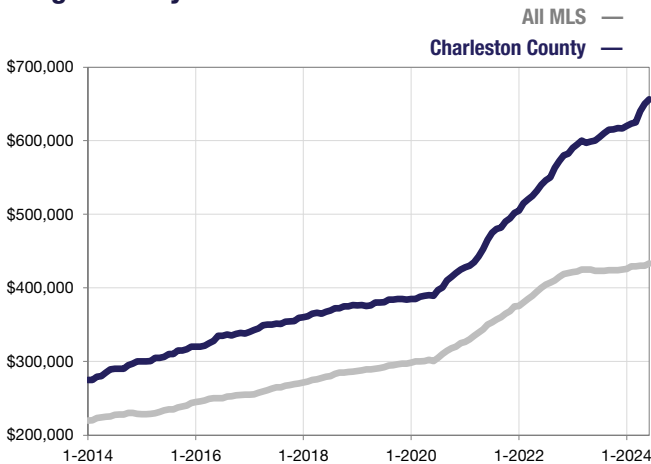
Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	216	204	- 5.6%	1,141	1,364	+ 19.5%
Closed Sales	199	152	- 23.6%	924	918	- 0.6%
Median Sales Price*	\$400,000	\$430,000	+ 7.5%	\$396,875	\$426,450	+ 7.5%
Average Sales Price*	\$491,363	\$649,524	+ 32.2%	\$507,542	\$622,121	+ 22.6%
Percent of Original List Price Received*	99.7%	97.0%	- 2.7%	98.0%	96.9%	- 1.1%
Days on Market Until Sale	14	32	+ 128.6%	27	34	+ 25.9%
Inventory of Homes for Sale	253	397	+ 56.9%	--	--	--

* 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

