

Local Market Update – March 2024

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



Charleston County

County: CHS

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	684	664	- 2.9%	1,653	1,748	+ 5.7%
Closed Sales	522	464	- 11.1%	1,139	1,121	- 1.6%
Median Sales Price*	\$614,212	\$640,500	+ 4.3%	\$600,000	\$630,000	+ 5.0%
Average Sales Price*	\$917,365	\$907,973	- 1.0%	\$868,551	\$876,900	+ 1.0%
Percent of Original List Price Received*	96.0%	96.6%	+ 0.6%	95.3%	96.2%	+ 0.9%
Days on Market Until Sale	39	34	- 12.8%	41	35	- 14.6%
Inventory of Homes for Sale	731	834	+ 14.1%	--	--	--

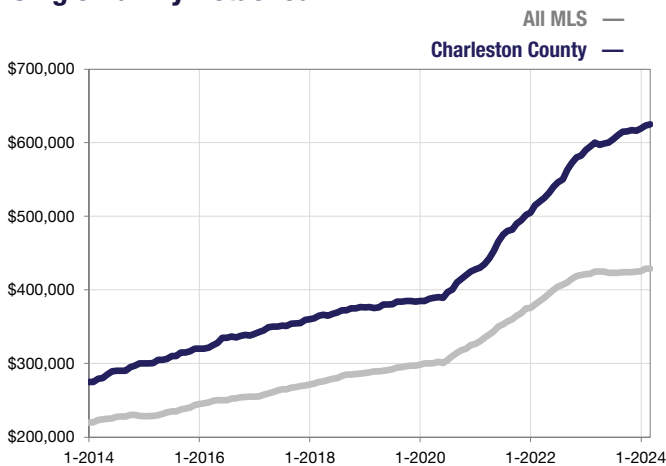
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
Key Metrics						
New Listings	227	229	+ 0.9%	498	672	+ 34.9%
Closed Sales	163	187	+ 14.7%	381	424	+ 11.3%
Median Sales Price*	\$380,000	\$428,500	+ 12.8%	\$375,000	\$415,000	+ 10.7%
Average Sales Price*	\$490,389	\$580,594	+ 18.4%	\$478,623	\$569,688	+ 19.0%
Percent of Original List Price Received*	97.7%	97.3%	- 0.4%	96.7%	97.0%	+ 0.3%
Days on Market Until Sale	39	31	- 20.5%	38	35	- 7.9%
Inventory of Homes for Sale	219	343	+ 56.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

