

# Local Market Update – April 2025

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



## Dorchester County

County: DOR

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	390	434	+ 11.3%	1,326	1,318	- 0.6%
Closed Sales	287	201	- 30.0%	952	725	- 23.8%
Median Sales Price*	\$379,340	\$400,700	+ 5.6%	\$383,903	\$394,000	+ 2.6%
Average Sales Price*	\$398,636	\$446,544	+ 12.0%	\$402,933	\$426,285	+ 5.8%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	33	45	+ 36.4%	39	46	+ 17.9%
Inventory of Homes for Sale	491	694	+ 41.3%	--	--	--

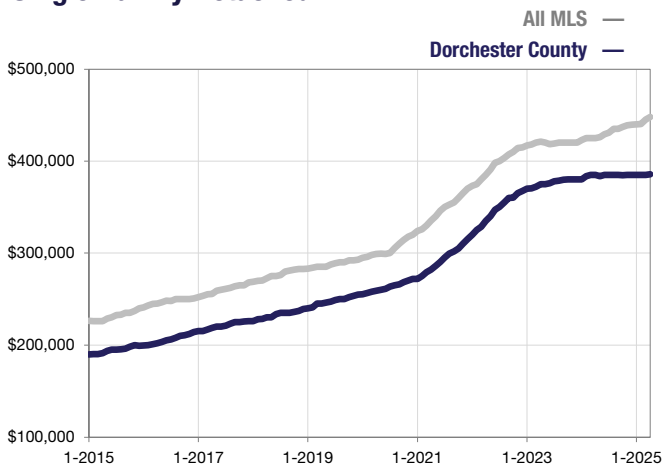
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	38	59	+ 55.3%	176	230	+ 30.7%
Closed Sales	32	44	+ 37.5%	152	135	- 11.2%
Median Sales Price*	\$297,335	\$299,500	+ 0.7%	\$295,000	\$299,990	+ 1.7%
Average Sales Price*	\$294,691	\$286,669	- 2.7%	\$293,156	\$290,272	- 1.0%
Percent of Original List Price Received*	97.4%	96.7%	- 0.7%	98.4%	96.4%	- 2.0%
Days on Market Until Sale	64	65	+ 1.6%	36	58	+ 61.1%
Inventory of Homes for Sale	67	119	+ 77.6%	--	--	--

\* 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

