

Local Market Update – March 2024

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



Dorchester County

County: DOR

| Single-Family Detached | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | 2023 | 2024 | Percent Change |
| New Listings | 330 | 353 | + 7.0% | 824 | 937 | + 13.7% |
| Closed Sales | 287 | 237 | - 17.4% | 634 | 657 | + 3.6% |
| Median Sales Price* | \$370,050 | \$386,625 | + 4.5% | \$365,000 | \$385,000 | + 5.5% |
| Average Sales Price* | \$385,907 | \$403,064 | + 4.4% | \$375,948 | \$404,546 | + 7.6% |
| Percent of Original List Price Received* | 96.7% | 96.6% | - 0.1% | 96.4% | 96.5% | + 0.1% |
| Days on Market Until Sale | 44 | 37 | - 15.9% | 42 | 42 | 0.0% |
| Inventory of Homes for Sale | 438 | 434 | - 0.9% | -- | -- | -- |

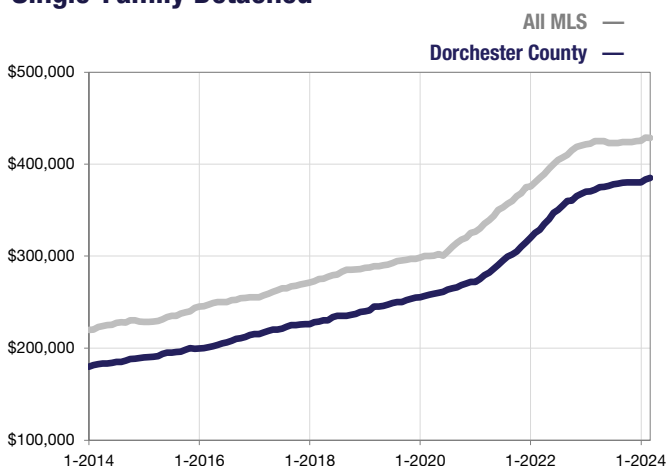
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-----------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | 2023 | 2024 | Percent Change |
| New Listings | 32 | 35 | + 9.4% | 93 | 137 | + 47.3% |
| Closed Sales | 23 | 37 | + 60.9% | 57 | 118 | + 107.0% |
| Median Sales Price* | \$270,000 | \$300,000 | + 11.1% | \$256,500 | \$294,958 | + 15.0% |
| Average Sales Price* | \$253,156 | \$292,437 | + 15.5% | \$253,025 | \$292,319 | + 15.5% |
| Percent of Original List Price Received* | 98.8% | 97.5% | - 1.3% | 98.4% | 98.7% | + 0.3% |
| Days on Market Until Sale | 16 | 43 | + 168.8% | 22 | 29 | + 31.8% |
| Inventory of Homes for Sale | 33 | 59 | + 78.8% | -- | -- | -- |

* 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

