

# Local Market Update – February 2025

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



## Dorchester County

County: DOR

### Single-Family Detached

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	289	273	- 5.5%	583	510	- 12.5%
Closed Sales	262	158	- 39.7%	424	330	- 22.2%
Median Sales Price*	\$382,596	\$385,000	+ 0.6%	\$384,477	\$393,910	+ 2.5%
Average Sales Price*	\$397,973	\$405,705	+ 1.9%	\$405,654	\$410,900	+ 1.3%
Percent of Original List Price Received*	96.4%	96.7%	+ 0.3%	96.5%	96.7%	+ 0.2%
Days on Market Until Sale	45	51	+ 13.3%	43	47	+ 9.3%
Inventory of Homes for Sale	499	492	- 1.4%	--	--	--

\* 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.

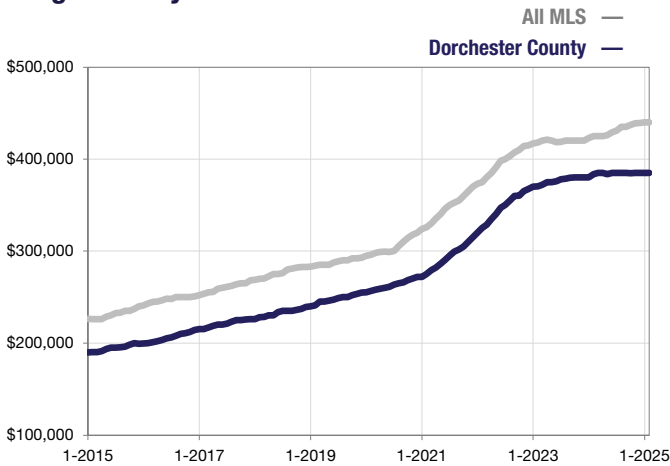
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	33	56	+ 69.7%	103	109	+ 5.8%
Closed Sales	45	28	- 37.8%	83	54	- 34.9%
Median Sales Price*	\$293,000	\$299,990	+ 2.4%	\$293,685	\$299,990	+ 2.1%
Average Sales Price*	\$288,322	\$282,429	- 2.0%	\$292,884	\$293,942	+ 0.4%
Percent of Original List Price Received*	99.4%	94.2%	- 5.2%	99.2%	95.5%	- 3.7%
Days on Market Until Sale	20	48	+ 140.0%	22	51	+ 131.8%
Inventory of Homes for Sale	69	102	+ 47.8%	--	--	--

\* 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

