

Local Market Update – December 2024

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



Dorchester County

County: DOR

Single-Family Detached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	217	163	- 24.9%	3,418	3,666	+ 7.3%
Closed Sales	165	187	+ 13.3%	2,826	2,936	+ 3.9%
Median Sales Price*	\$383,850	\$385,000	+ 0.3%	\$380,000	\$385,000	+ 1.3%
Average Sales Price*	\$391,758	\$395,064	+ 0.8%	\$397,132	\$405,158	+ 2.0%
Percent of Original List Price Received*	96.7%	96.3%	- 0.4%	97.4%	96.6%	- 0.8%
Days on Market Until Sale	35	50	+ 42.9%	34	36	+ 5.9%
Inventory of Homes for Sale	499	468	- 6.2%	--	--	--

* 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.

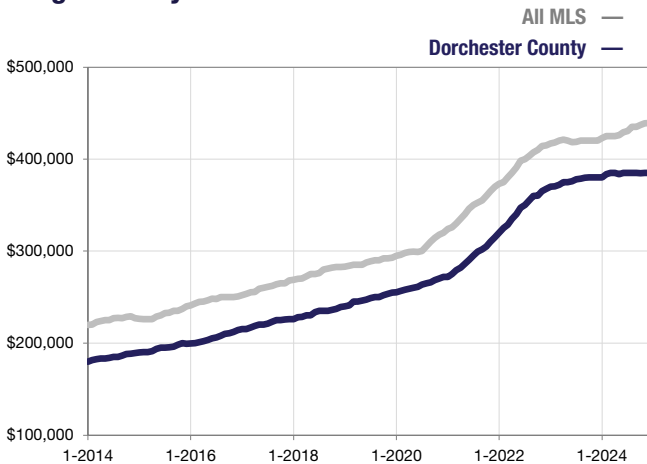
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	40	30	- 25.0%	516	501	- 2.9%
Closed Sales	46	32	- 30.4%	403	372	- 7.7%
Median Sales Price*	\$295,493	\$295,243	- 0.1%	\$282,500	\$292,948	+ 3.7%
Average Sales Price*	\$294,615	\$287,644	- 2.4%	\$277,186	\$288,653	+ 4.1%
Percent of Original List Price Received*	98.9%	96.6%	- 2.3%	98.5%	97.4%	- 1.1%
Days on Market Until Sale	31	61	+ 96.8%	24	42	+ 75.0%
Inventory of Homes for Sale	68	91	+ 33.8%	--	--	--

* 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

