

# Local Market Update – February 2024

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

## Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	28	25	- 10.7%	41	51	+ 24.4%
Closed Sales	14	10	- 28.6%	20	24	+ 20.0%
Median Sales Price*	\$2,169,500	\$1,397,500	- 35.6%	\$2,105,500	\$1,347,500	- 36.0%
Average Sales Price*	\$2,391,357	\$1,515,500	- 36.6%	\$2,289,000	\$1,501,458	- 34.4%
Percent of Original List Price Received*	90.7%	94.3%	+ 4.0%	92.4%	94.2%	+ 1.9%
Days on Market Until Sale	61	63	+ 3.3%	55	47	- 14.5%
Inventory of Homes for Sale	53	54	+ 1.9%	--	--	--

\* 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.

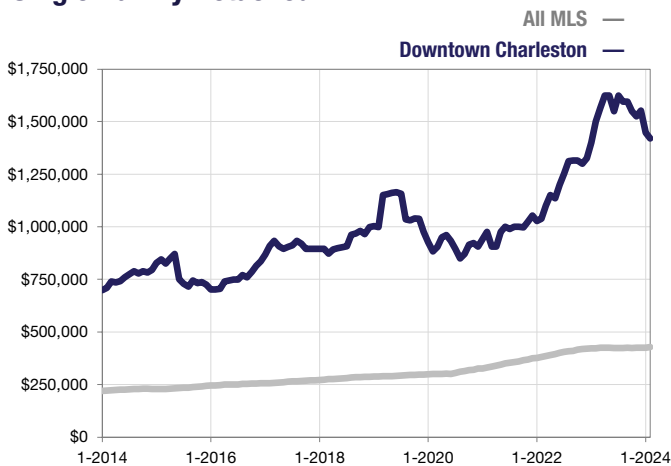
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	20	40	+ 100.0%	32	65	+ 103.1%
Closed Sales	11	15	+ 36.4%	24	27	+ 12.5%
Median Sales Price*	\$559,500	\$879,000	+ 57.1%	\$614,500	\$850,000	+ 38.3%
Average Sales Price*	\$586,727	\$1,059,633	+ 80.6%	\$745,604	\$1,147,163	+ 53.9%
Percent of Original List Price Received*	93.0%	93.5%	+ 0.5%	94.4%	94.6%	+ 0.2%
Days on Market Until Sale	67	74	+ 10.4%	53	59	+ 11.3%
Inventory of Homes for Sale	58	67	+ 15.5%	--	--	--

\* 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

