

# Local Market Update – October 2024

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



## Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	32	25	- 21.9%	228	265	+ 16.2%
Closed Sales	16	19	+ 18.8%	149	163	+ 9.4%
Median Sales Price*	\$1,035,000	\$2,000,000	+ 93.2%	\$1,530,000	\$1,600,000	+ 4.6%
Average Sales Price*	\$2,092,619	\$2,548,453	+ 21.8%	\$2,059,603	\$2,168,404	+ 5.3%
Percent of Original List Price Received*	95.4%	93.3%	- 2.2%	93.7%	93.5%	- 0.2%
Days on Market Until Sale	26	47	+ 80.8%	49	43	- 12.2%
Inventory of Homes for Sale	52	59	+ 13.5%	--	--	--

\* 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.

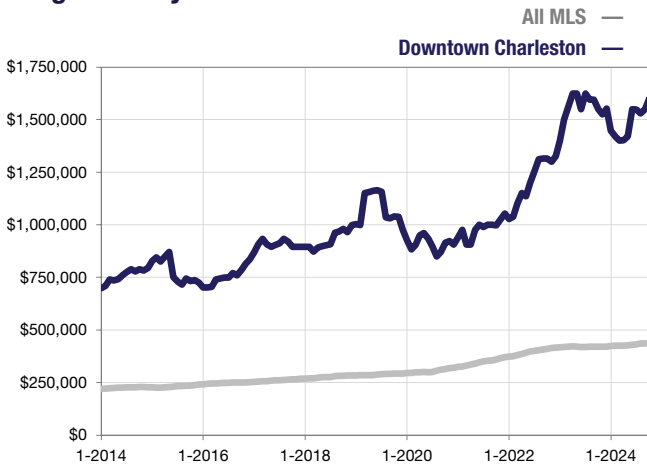
### Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	30	39	+ 30.0%	236	322	+ 36.4%
Closed Sales	14	9	- 35.7%	150	146	- 2.7%
Median Sales Price*	\$1,132,500	\$680,000	- 40.0%	\$737,000	\$900,000	+ 22.1%
Average Sales Price*	\$1,205,643	\$816,778	- 32.3%	\$858,632	\$1,149,011	+ 33.8%
Percent of Original List Price Received*	97.1%	93.3%	- 3.9%	95.7%	94.8%	- 0.9%
Days on Market Until Sale	25	29	+ 16.0%	37	47	+ 27.0%
Inventory of Homes for Sale	88	100	+ 13.6%	--	--	--

\* 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

