

Local Market Update – February 2024

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	111	119	+ 7.2%	183	200	+ 9.3%
Closed Sales	65	70	+ 7.7%	110	119	+ 8.2%
Median Sales Price*	\$285,000	\$336,125	+ 17.9%	\$284,500	\$328,000	+ 15.3%
Average Sales Price*	\$312,194	\$344,653	+ 10.4%	\$301,495	\$335,394	+ 11.2%
Percent of Original List Price Received*	95.5%	96.0%	+ 0.5%	95.4%	95.3%	- 0.1%
Days on Market Until Sale	33	37	+ 12.1%	35	33	- 5.7%
Inventory of Homes for Sale	122	135	+ 10.7%	--	--	--

* 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.

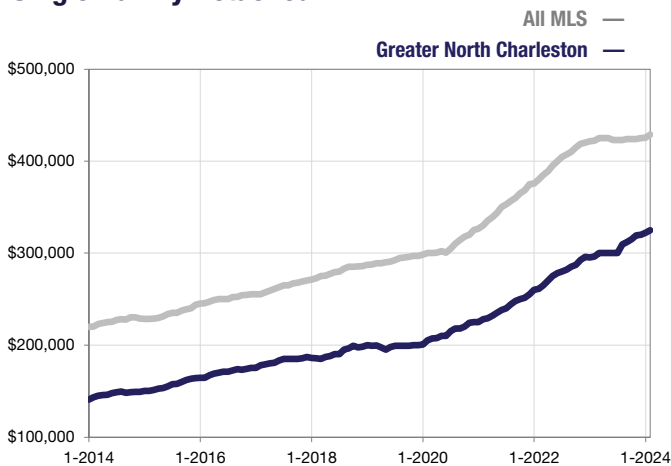
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	15	26	+ 73.3%	35	45	+ 28.6%
Closed Sales	26	20	- 23.1%	38	38	0.0%
Median Sales Price*	\$277,500	\$237,450	- 14.4%	\$260,750	\$250,000	- 4.1%
Average Sales Price*	\$295,024	\$254,940	- 13.6%	\$280,411	\$271,445	- 3.2%
Percent of Original List Price Received*	96.7%	95.5%	- 1.2%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	56	43	- 23.2%	50	42	- 16.0%
Inventory of Homes for Sale	19	36	+ 89.5%	--	--	--

* 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

