

# Local Market Update – August 2023

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



## Greater North Charleston

Areas 31 & 32

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	89	<b>113</b>	+ 27.0%	870	<b>813</b>	- 6.6%
Closed Sales	90	<b>86</b>	- 4.4%	749	<b>622</b>	- 17.0%
Median Sales Price*	\$283,220	<b>\$331,868</b>	+ 17.2%	\$295,000	<b>\$312,750</b>	+ 6.0%
Average Sales Price*	\$305,597	<b>\$352,173</b>	+ 15.2%	\$303,440	<b>\$330,140</b>	+ 8.8%
Percent of Original List Price Received*	98.2%	<b>99.1%</b>	+ 0.9%	99.9%	<b>97.3%</b>	- 2.6%
Days on Market Until Sale	13	<b>20</b>	+ 53.8%	12	<b>26</b>	+ 116.7%
Inventory of Homes for Sale	107	<b>111</b>	+ 3.7%	--	--	--

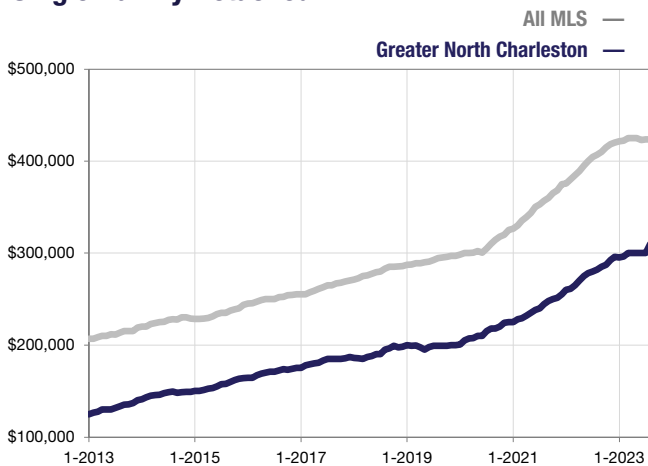
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	39	<b>30</b>	- 23.1%	295	<b>214</b>	- 27.5%
Closed Sales	29	<b>23</b>	- 20.7%	256	<b>176</b>	- 31.3%
Median Sales Price*	\$244,000	<b>\$240,000</b>	- 1.6%	\$247,250	<b>\$265,000</b>	+ 7.2%
Average Sales Price*	\$253,716	<b>\$280,368</b>	+ 10.5%	\$268,370	<b>\$283,476</b>	+ 5.6%
Percent of Original List Price Received*	101.8%	<b>98.5%</b>	- 3.2%	101.6%	<b>98.1%</b>	- 3.4%
Days on Market Until Sale	16	<b>16</b>	0.0%	11	<b>37</b>	+ 236.4%
Inventory of Homes for Sale	48	<b>45</b>	- 6.3%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

