

## Local Market Update – February 2024

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

# Upper Charleston Peninsula

Area 52

### Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	20	19	- 5.0%	26	35	+ 34.6%
Closed Sales	10	13	+ 30.0%	20	16	- 20.0%
Median Sales Price*	\$715,000	\$680,000	- 4.9%	\$687,500	\$719,500	+ 4.7%
Average Sales Price*	\$728,700	\$821,069	+ 12.7%	\$712,475	\$826,806	+ 16.0%
Percent of Original List Price Received*	90.2%	94.4%	+ 4.7%	92.7%	95.1%	+ 2.6%
Days on Market Until Sale	70	101	+ 44.3%	45	86	+ 91.1%
Inventory of Homes for Sale	18	30	+ 66.7%	--	--	--

\* 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.

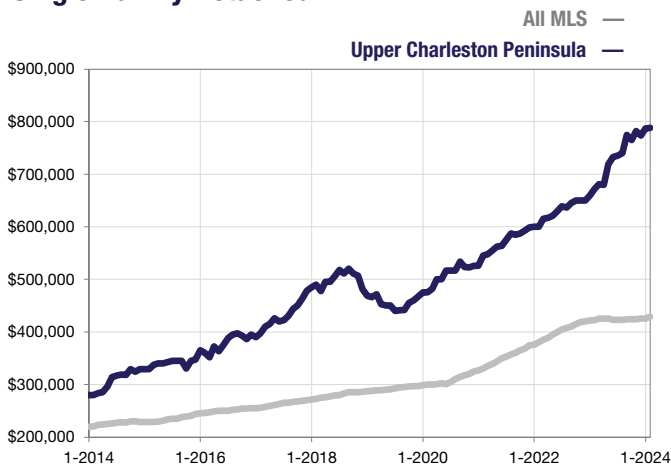
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	3	2	- 33.3%	5	3	- 40.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$382,750	\$307,000	- 19.8%	\$450,000	\$638,500	+ 41.9%
Average Sales Price*	\$382,750	\$307,000	- 19.8%	\$405,167	\$638,500	+ 57.6%
Percent of Original List Price Received*	100.7%	90.3%	- 10.3%	100.4%	93.9%	- 6.5%
Days on Market Until Sale	37	139	+ 275.7%	31	80	+ 158.1%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

