

Local Market Update – August 2023

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	19	14	- 26.3%	184	121	- 34.2%
Closed Sales	17	8	- 52.9%	147	91	- 38.1%
Median Sales Price*	\$655,000	\$786,000	+ 20.0%	\$650,000	\$787,000	+ 21.1%
Average Sales Price*	\$799,500	\$768,375	- 3.9%	\$762,023	\$859,837	+ 12.8%
Percent of Original List Price Received*	95.8%	100.2%	+ 4.6%	98.5%	97.1%	- 1.4%
Days on Market Until Sale	21	27	+ 28.6%	32	28	- 12.5%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--

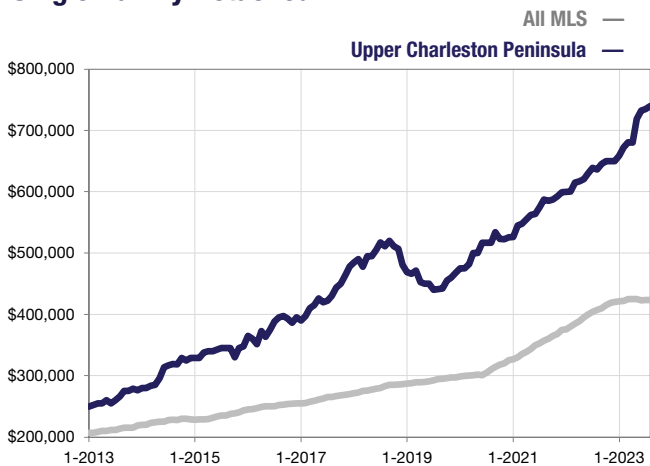
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	4	3	- 25.0%	29	22	- 24.1%
Closed Sales	2	1	- 50.0%	27	18	- 33.3%
Median Sales Price*	\$575,000	\$301,000	- 47.7%	\$423,000	\$517,500	+ 22.3%
Average Sales Price*	\$575,000	\$301,000	- 47.7%	\$469,883	\$577,111	+ 22.8%
Percent of Original List Price Received*	98.3%	105.6%	+ 7.4%	96.5%	104.2%	+ 8.0%
Days on Market Until Sale	22	2	- 90.9%	61	26	- 57.4%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--

* 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

