

Local Market Update – October 2024

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	15	26	+ 73.3%	152	218	+ 43.4%
Closed Sales	9	14	+ 55.6%	116	117	+ 0.9%
Median Sales Price*	\$850,000	\$935,000	+ 10.0%	\$788,500	\$895,000	+ 13.5%
Average Sales Price*	\$983,339	\$1,067,143	+ 8.5%	\$870,218	\$974,800	+ 12.0%
Percent of Original List Price Received*	94.2%	92.1%	- 2.2%	96.5%	95.3%	- 1.2%
Days on Market Until Sale	19	51	+ 168.4%	26	38	+ 46.2%
Inventory of Homes for Sale	27	51	+ 88.9%	--	--	--

* 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.

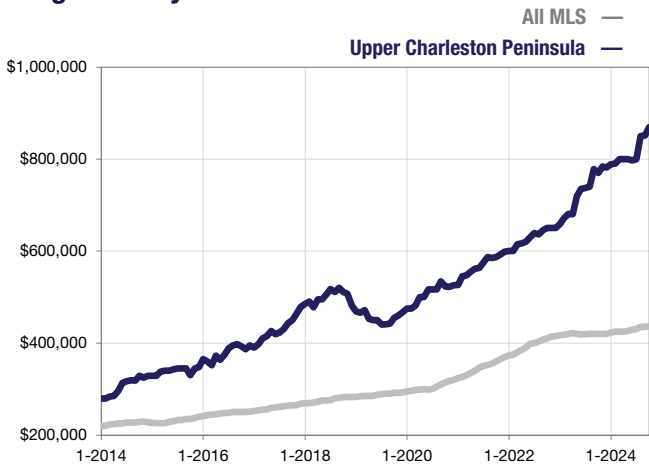
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	1	0	- 100.0%	26	32	+ 23.1%
Closed Sales	1	3	+ 200.0%	22	17	- 22.7%
Median Sales Price*	\$910,000	\$456,350	- 49.9%	\$517,500	\$460,000	- 11.1%
Average Sales Price*	\$910,000	\$454,283	- 50.1%	\$578,132	\$573,315	- 0.8%
Percent of Original List Price Received*	98.4%	97.3%	- 1.1%	103.1%	94.0%	- 8.8%
Days on Market Until Sale	12	33	+ 175.0%	24	48	+ 100.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--

* 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

