

Local Market Update – August 2022

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	118	88	- 25.4%	922	870	- 5.6%
Closed Sales	101	90	- 10.9%	807	748	- 7.3%
Median Sales Price*	\$270,900	\$283,220	+ 4.5%	\$250,000	\$295,250	+ 18.1%
Average Sales Price*	\$280,059	\$305,936	+ 9.2%	\$264,317	\$303,702	+ 14.9%
Percent of Original List Price Received*	100.9%	98.2%	- 2.7%	99.7%	100.0%	+ 0.3%
Days on Market Until Sale	9	13	+ 44.4%	14	12	- 14.3%
Inventory of Homes for Sale	84	94	+ 11.9%	--	--	--

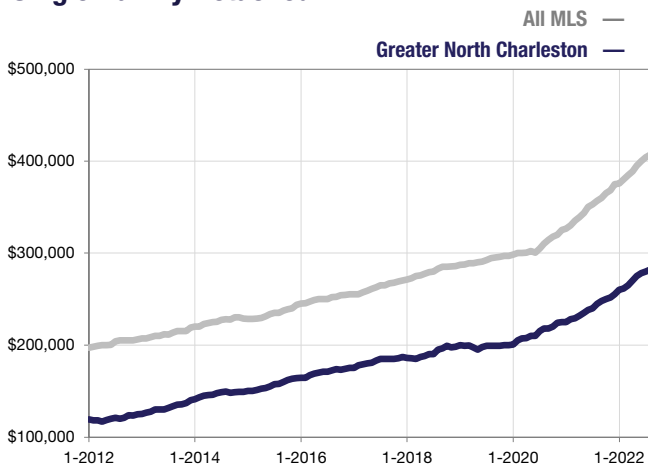
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	27	39	+ 44.4%	334	293	- 12.3%
Closed Sales	40	28	- 30.0%	327	255	- 22.0%
Median Sales Price*	\$215,000	\$244,500	+ 13.7%	\$218,900	\$248,000	+ 13.3%
Average Sales Price*	\$248,468	\$256,456	+ 3.2%	\$221,915	\$269,367	+ 21.4%
Percent of Original List Price Received*	101.4%	101.9%	+ 0.5%	100.8%	101.6%	+ 0.8%
Days on Market Until Sale	18	16	- 11.1%	27	11	- 59.3%
Inventory of Homes for Sale	44	40	- 9.1%	--	--	--

* 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

