

Local Market Update – August 2022

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



Berkeley County

County: BER

Single-Family Detached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	602	537	- 10.8%	4,802	4,601	- 4.2%
Closed Sales	607	416	- 31.5%	4,196	3,814	- 9.1%
Median Sales Price*	\$349,900	\$384,900	+ 10.0%	\$329,375	\$385,900	+ 17.2%
Average Sales Price*	\$409,385	\$475,234	+ 16.1%	\$410,389	\$467,781	+ 14.0%
Percent of Original List Price Received*	101.0%	99.1%	- 1.9%	100.5%	100.5%	0.0%
Days on Market Until Sale	14	20	+ 42.9%	18	17	- 5.6%
Inventory of Homes for Sale	618	797	+ 29.0%	--	--	--

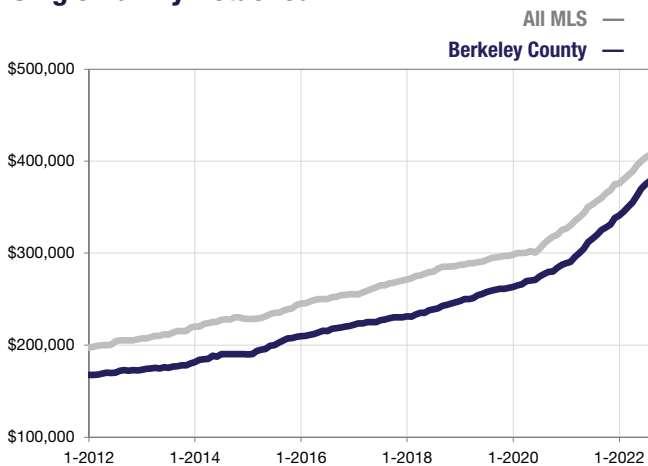
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	91	47	- 48.4%	585	559	- 4.4%
Closed Sales	99	50	- 49.5%	567	491	- 13.4%
Median Sales Price*	\$303,033	\$298,000	- 1.7%	\$226,990	\$286,000	+ 26.0%
Average Sales Price*	\$522,751	\$319,171	- 38.9%	\$347,023	\$325,997	- 6.1%
Percent of Original List Price Received*	100.6%	100.1%	- 0.5%	99.9%	101.3%	+ 1.4%
Days on Market Until Sale	9	16	+ 77.8%	20	20	0.0%
Inventory of Homes for Sale	60	66	+ 10.0%	--	--	--

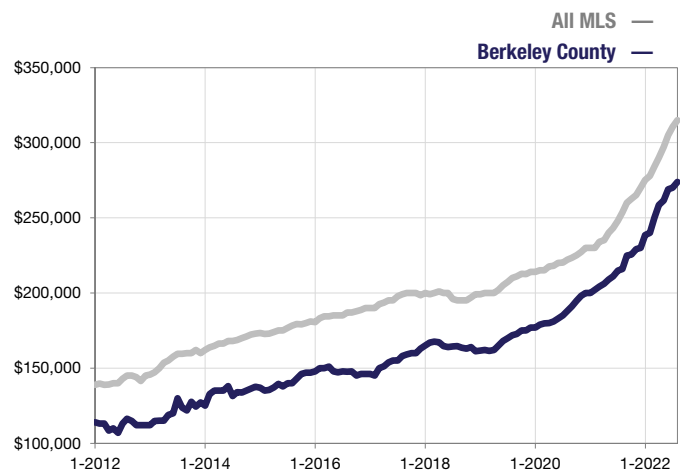
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – August 2022

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Charleston County

County: CHS

Single-Family Detached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	788	611	- 22.5%	6,307	5,717	- 9.4%
Closed Sales	671	528	- 21.3%	5,647	4,671	- 17.3%
Median Sales Price*	\$515,000	\$575,000	+ 11.7%	\$500,000	\$575,000	+ 15.0%
Average Sales Price*	\$693,275	\$819,894	+ 18.3%	\$699,630	\$825,514	+ 18.0%
Percent of Original List Price Received*	99.4%	97.3%	- 2.1%	99.1%	99.9%	+ 0.8%
Days on Market Until Sale	18	17	- 5.6%	27	17	- 37.0%
Inventory of Homes for Sale	814	849	+ 4.3%	--	--	--

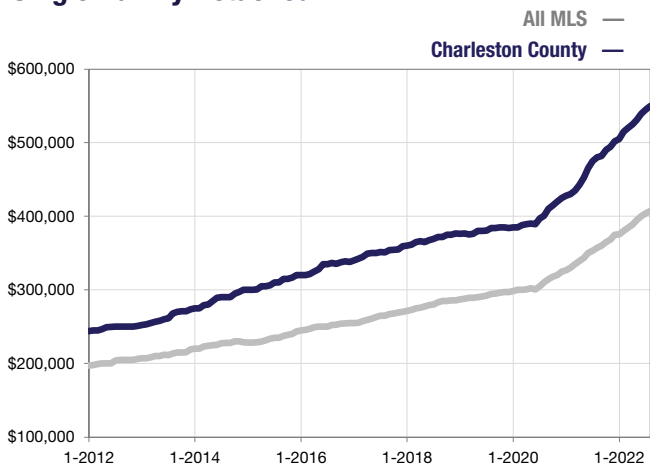
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Townhouse-Condo Attached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	302	216	- 28.5%	2,389	1,986	- 16.9%
Closed Sales	251	191	- 23.9%	2,138	1,757	- 17.8%
Median Sales Price*	\$315,000	\$375,000	+ 19.0%	\$290,000	\$367,000	+ 26.6%
Average Sales Price*	\$403,572	\$454,797	+ 12.7%	\$395,916	\$488,981	+ 23.5%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	99.3%	100.9%	+ 1.6%
Days on Market Until Sale	22	19	- 13.6%	33	18	- 45.5%
Inventory of Homes for Sale	334	252	- 24.6%	--	--	--

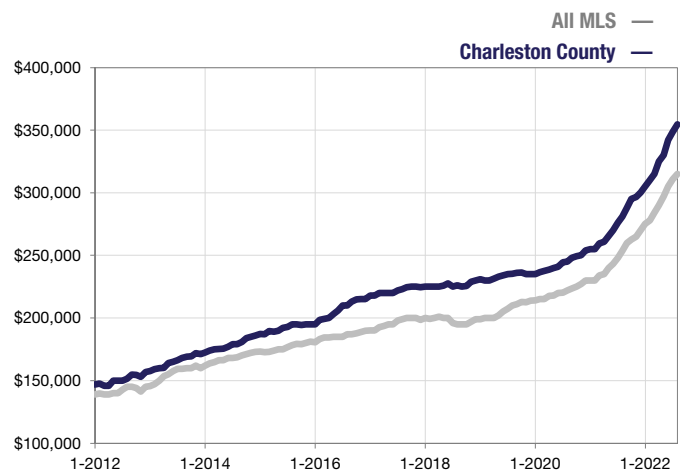
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – August 2022

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Dorchester County

County: DOR

Single-Family Detached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	340	332	- 2.4%	2,771	2,794	+ 0.8%
Closed Sales	348	268	- 23.0%	2,563	2,244	- 12.4%
Median Sales Price*	\$325,000	\$375,950	+ 15.7%	\$306,135	\$364,000	+ 18.9%
Average Sales Price*	\$339,838	\$389,838	+ 14.7%	\$326,244	\$383,210	+ 17.5%
Percent of Original List Price Received*	101.1%	98.6%	- 2.5%	100.5%	100.6%	+ 0.1%
Days on Market Until Sale	9	19	+ 111.1%	16	14	- 12.5%
Inventory of Homes for Sale	273	417	+ 52.7%	--	--	--

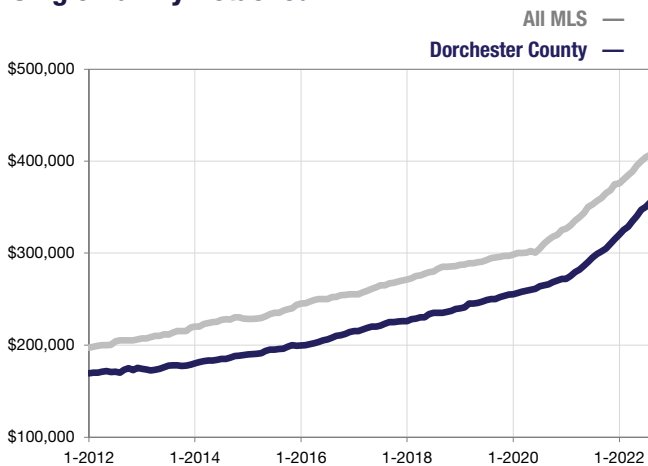
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Townhouse-Condo Attached	August			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	55	41	- 25.5%	512	280	- 45.3%
Closed Sales	58	35	- 39.7%	428	254	- 40.7%
Median Sales Price*	\$239,450	\$250,000	+ 4.4%	\$221,900	\$250,000	+ 12.7%
Average Sales Price*	\$228,729	\$246,405	+ 7.7%	\$215,930	\$247,406	+ 14.6%
Percent of Original List Price Received*	101.4%	99.9%	- 1.5%	100.9%	101.5%	+ 0.6%
Days on Market Until Sale	10	9	- 10.0%	14	7	- 50.0%
Inventory of Homes for Sale	51	24	- 52.9%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

