

# Local Market Update – September 2022

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



## Berkeley County

County: BER

Single-Family Detached	September			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	578	<b>553</b>	- 4.3%	5,381	<b>5,156</b>	- 4.2%
Closed Sales	494	<b>455</b>	- 7.9%	4,690	<b>4,274</b>	- 8.9%
Median Sales Price*	\$345,250	<b>\$394,400</b>	+ 14.2%	\$330,000	<b>\$387,108</b>	+ 17.3%
Average Sales Price*	\$406,025	<b>\$487,976</b>	+ 20.2%	\$409,930	<b>\$469,943</b>	+ 14.6%
Percent of Original List Price Received*	100.2%	<b>98.1%</b>	- 2.1%	100.5%	<b>100.2%</b>	- 0.3%
Days on Market Until Sale	14	<b>23</b>	+ 64.3%	18	<b>18</b>	0.0%
Inventory of Homes for Sale	597	<b>857</b>	+ 43.6%	--	--	--

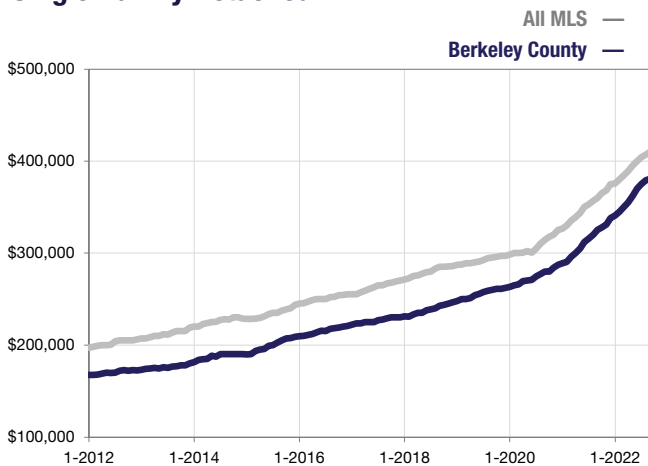
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	85	<b>80</b>	- 5.9%	670	<b>639</b>	- 4.6%
Closed Sales	55	<b>55</b>	0.0%	622	<b>547</b>	- 12.1%
Median Sales Price*	\$260,500	<b>\$311,727</b>	+ 19.7%	\$229,332	<b>\$292,072</b>	+ 27.4%
Average Sales Price*	\$440,896	<b>\$372,389</b>	- 15.5%	\$355,324	<b>\$330,761</b>	- 6.9%
Percent of Original List Price Received*	99.5%	<b>99.0%</b>	- 0.5%	99.9%	<b>101.1%</b>	+ 1.2%
Days on Market Until Sale	12	<b>15</b>	+ 25.0%	19	<b>20</b>	+ 5.3%
Inventory of Homes for Sale	79	<b>87</b>	+ 10.1%	--	--	--

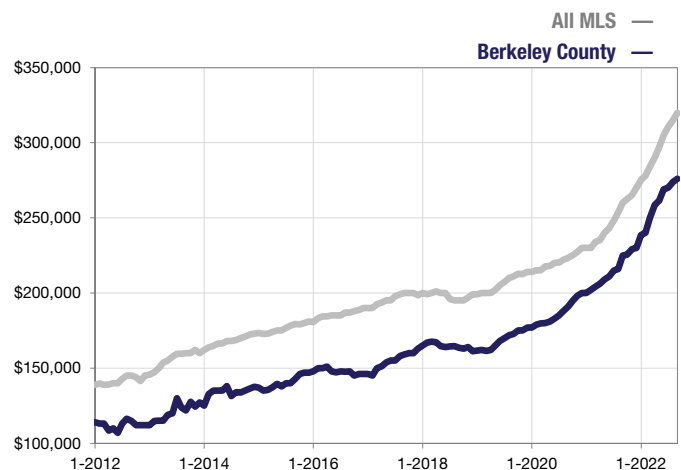
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Charleston County

County: CHS

Single-Family Detached	September			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	731	<b>564</b>	- 22.8%	7,038	<b>6,284</b>	- 10.7%
Closed Sales	588	<b>446</b>	- 24.1%	6,236	<b>5,124</b>	- 17.8%
Median Sales Price*	\$475,000	<b>\$580,750</b>	+ 22.3%	\$499,000	<b>\$575,000</b>	+ 15.2%
Average Sales Price*	\$667,530	<b>\$773,264</b>	+ 15.8%	\$696,524	<b>\$821,956</b>	+ 18.0%
Percent of Original List Price Received*	98.5%	<b>96.2%</b>	- 2.3%	99.0%	<b>99.6%</b>	+ 0.6%
Days on Market Until Sale	19	<b>21</b>	+ 10.5%	27	<b>17</b>	- 37.0%
Inventory of Homes for Sale	841	<b>932</b>	+ 10.8%	--	--	--

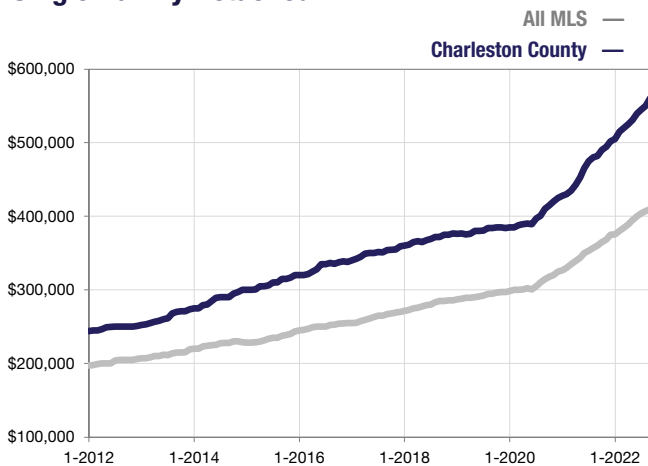
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Townhouse-Condo Attached	September			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	250	<b>158</b>	- 36.8%	2,639	<b>2,144</b>	- 18.8%
Closed Sales	280	<b>166</b>	- 40.7%	2,418	<b>1,925</b>	- 20.4%
Median Sales Price*	\$320,000	<b>\$379,950</b>	+ 18.7%	\$295,000	<b>\$369,500</b>	+ 25.3%
Average Sales Price*	\$407,160	<b>\$498,821</b>	+ 22.5%	\$397,218	<b>\$489,568</b>	+ 23.2%
Percent of Original List Price Received*	99.3%	<b>97.2%</b>	- 2.1%	99.3%	<b>100.6%</b>	+ 1.3%
Days on Market Until Sale	23	<b>24</b>	+ 4.3%	32	<b>18</b>	- 43.8%
Inventory of Homes for Sale	331	<b>253</b>	- 23.6%	--	--	--

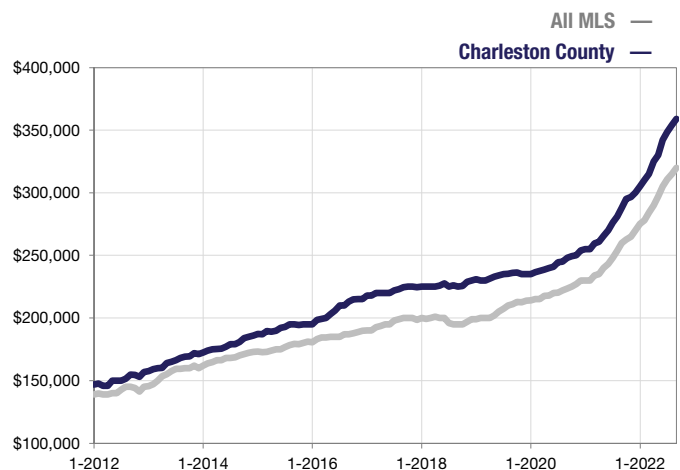
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – September 2022

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## Dorchester County

County: DOR

Single-Family Detached	September			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	330	<b>256</b>	- 22.4%	3,101	<b>3,052</b>	- 1.6%
Closed Sales	309	<b>244</b>	- 21.0%	2,872	<b>2,489</b>	- 13.3%
Median Sales Price*	\$320,000	<b>\$384,500</b>	+ 20.2%	\$309,000	<b>\$365,000</b>	+ 18.1%
Average Sales Price*	\$340,743	<b>\$401,967</b>	+ 18.0%	\$327,804	<b>\$385,035</b>	+ 17.5%
Percent of Original List Price Received*	100.0%	<b>97.4%</b>	- 2.6%	100.4%	<b>100.3%</b>	- 0.1%
Days on Market Until Sale	11	<b>22</b>	+ 100.0%	15	<b>14</b>	- 6.7%
Inventory of Homes for Sale	243	<b>405</b>	+ 66.7%	--	--	--

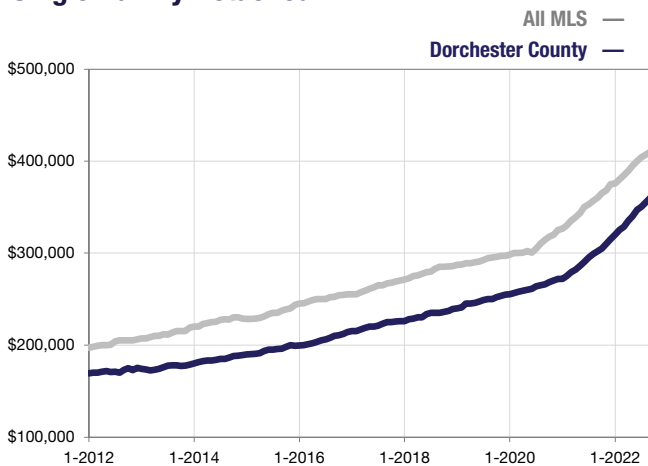
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Townhouse-Condo Attached	September			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
<b>Key Metrics</b>						
New Listings	44	<b>34</b>	- 22.7%	556	<b>314</b>	- 43.5%
Closed Sales	71	<b>22</b>	- 69.0%	499	<b>276</b>	- 44.7%
Median Sales Price*	\$249,900	<b>\$245,000</b>	- 2.0%	\$225,000	<b>\$250,000</b>	+ 11.1%
Average Sales Price*	\$243,192	<b>\$245,331</b>	+ 0.9%	\$219,817	<b>\$247,240</b>	+ 12.5%
Percent of Original List Price Received*	100.4%	<b>98.0%</b>	- 2.4%	100.8%	<b>101.2%</b>	+ 0.4%
Days on Market Until Sale	15	<b>9</b>	- 40.0%	15	<b>7</b>	- 53.3%
Inventory of Homes for Sale	37	<b>32</b>	- 13.5%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

