

Local Market Update – October 2022

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	553	500	- 9.6%	5,934	5,653	- 4.7%
Closed Sales	518	390	- 24.7%	5,208	4,671	- 10.3%
Median Sales Price*	\$355,000	\$385,000	+ 8.5%	\$332,450	\$386,900	+ 16.4%
Average Sales Price*	\$422,461	\$471,713	+ 11.7%	\$411,176	\$469,959	+ 14.3%
Percent of Original List Price Received*	99.9%	97.4%	- 2.5%	100.4%	100.0%	- 0.4%
Days on Market Until Sale	15	30	+ 100.0%	18	19	+ 5.6%
Inventory of Homes for Sale	566	938	+ 65.7%	--	--	--

* 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.

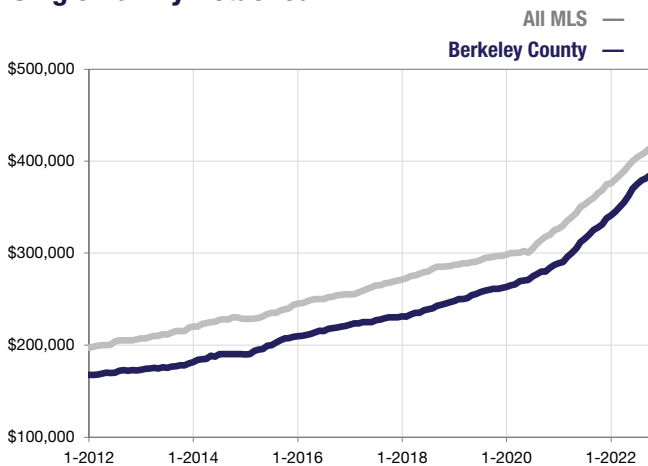
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
New Listings	58	49	- 15.5%	728	688	- 5.5%
Closed Sales	67	53	- 20.9%	689	600	- 12.9%
Median Sales Price*	\$225,000	\$275,000	+ 22.2%	\$228,719	\$290,000	+ 26.8%
Average Sales Price*	\$281,530	\$351,599	+ 24.9%	\$348,148	\$332,601	- 4.5%
Percent of Original List Price Received*	99.2%	97.7%	- 1.5%	99.8%	100.8%	+ 1.0%
Days on Market Until Sale	19	24	+ 26.3%	19	20	+ 5.3%
Inventory of Homes for Sale	66	94	+ 42.4%	--	--	--

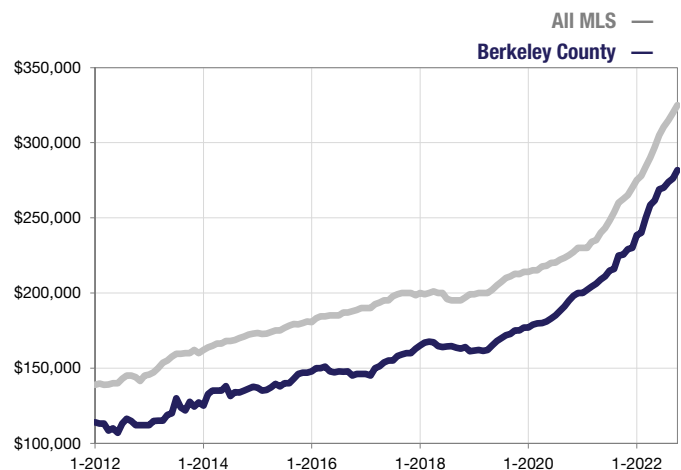
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – October 2022

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Charleston County

County: CHS

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	675	570	- 15.6%	7,714	6,860	- 11.1%
Closed Sales	668	447	- 33.1%	6,904	5,584	- 19.1%
Median Sales Price*	\$512,500	\$609,900	+ 19.0%	\$500,000	\$575,000	+ 15.0%
Average Sales Price*	\$747,639	\$801,699	+ 7.2%	\$701,472	\$819,838	+ 16.9%
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	99.0%	99.3%	+ 0.3%
Days on Market Until Sale	20	21	+ 5.0%	26	17	- 34.6%
Inventory of Homes for Sale	797	984	+ 23.5%	--	--	--

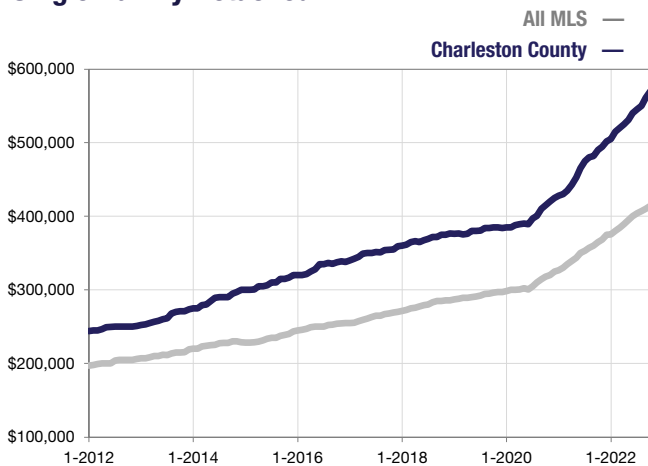
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Townhouse-Condo Attached	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	240	174	- 27.5%	2,879	2,319	- 19.5%
Closed Sales	242	127	- 47.5%	2,660	2,058	- 22.6%
Median Sales Price*	\$320,000	\$377,900	+ 18.1%	\$297,324	\$370,000	+ 24.4%
Average Sales Price*	\$426,888	\$514,618	+ 20.6%	\$399,917	\$490,856	+ 22.7%
Percent of Original List Price Received*	99.2%	97.0%	- 2.2%	99.3%	100.4%	+ 1.1%
Days on Market Until Sale	28	26	- 7.1%	32	19	- 40.6%
Inventory of Homes for Sale	297	286	- 3.7%	--	--	--

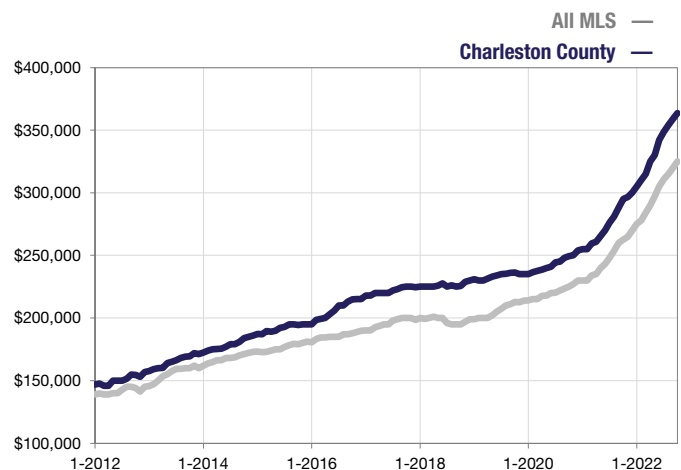
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – October 2022

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Dorchester County

County: DOR

Single-Family Detached	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	320	323	+ 0.9%	3,421	3,376	- 1.3%
Closed Sales	328	218	- 33.5%	3,200	2,713	- 15.2%
Median Sales Price*	\$332,000	\$369,995	+ 11.4%	\$310,000	\$365,000	+ 17.7%
Average Sales Price*	\$354,411	\$386,198	+ 9.0%	\$330,530	\$385,035	+ 16.5%
Percent of Original List Price Received*	99.5%	95.9%	- 3.6%	100.3%	99.9%	- 0.4%
Days on Market Until Sale	17	24	+ 41.2%	15	15	0.0%
Inventory of Homes for Sale	274	491	+ 79.2%	--	--	--

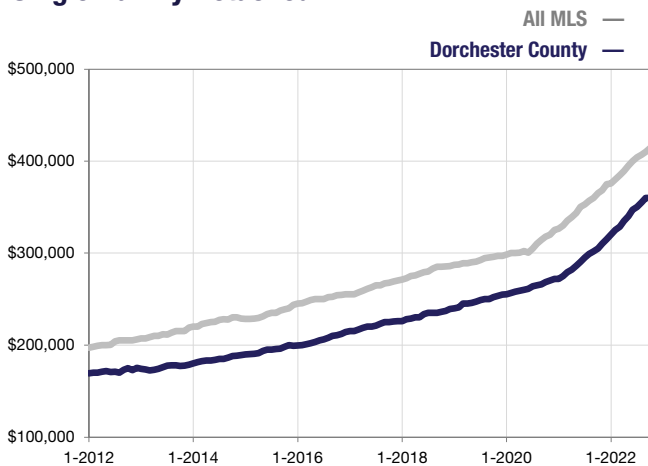
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Townhouse-Condo Attached	October			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	35	25	- 28.6%	591	339	- 42.6%
Closed Sales	76	23	- 69.7%	575	300	- 47.8%
Median Sales Price*	\$244,950	\$260,000	+ 6.1%	\$226,200	\$250,000	+ 10.5%
Average Sales Price*	\$232,688	\$249,361	+ 7.2%	\$221,521	\$247,562	+ 11.8%
Percent of Original List Price Received*	100.2%	98.1%	- 2.1%	100.7%	100.9%	+ 0.2%
Days on Market Until Sale	13	20	+ 53.8%	14	8	- 42.9%
Inventory of Homes for Sale	20	32	+ 60.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

