

Local Market Update – November 2022

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



Berkeley County

County: BER

| Single-Family Detached | November | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 479 | 391 | - 18.4% | 6,413 | 6,046 | - 5.7% |
| Closed Sales | 475 | 346 | - 27.2% | 5,684 | 5,021 | - 11.7% |
| Median Sales Price* | \$352,500 | \$391,375 | + 11.0% | \$335,000 | \$387,125 | + 15.6% |
| Average Sales Price* | \$424,995 | \$457,616 | + 7.7% | \$412,316 | \$469,049 | + 13.8% |
| Percent of Original List Price Received* | 99.8% | 96.9% | - 2.9% | 100.4% | 99.8% | - 0.6% |
| Days on Market Until Sale | 16 | 30 | + 87.5% | 17 | 19 | + 11.8% |
| Inventory of Homes for Sale | 538 | 918 | + 70.6% | -- | -- | -- |

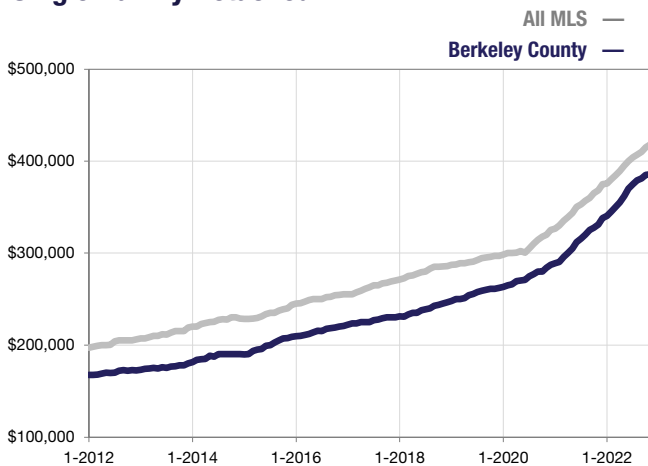
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | November | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 51 | 50 | - 2.0% | 779 | 736 | - 5.5% |
| Closed Sales | 62 | 34 | - 45.2% | 751 | 635 | - 15.4% |
| Median Sales Price* | \$259,775 | \$287,000 | + 10.5% | \$230,000 | \$290,000 | + 26.1% |
| Average Sales Price* | \$374,149 | \$324,645 | - 13.2% | \$350,295 | \$331,998 | - 5.2% |
| Percent of Original List Price Received* | 99.2% | 97.9% | - 1.3% | 99.8% | 100.6% | + 0.8% |
| Days on Market Until Sale | 16 | 33 | + 106.3% | 19 | 21 | + 10.5% |
| Inventory of Homes for Sale | 66 | 104 | + 57.6% | -- | -- | -- |

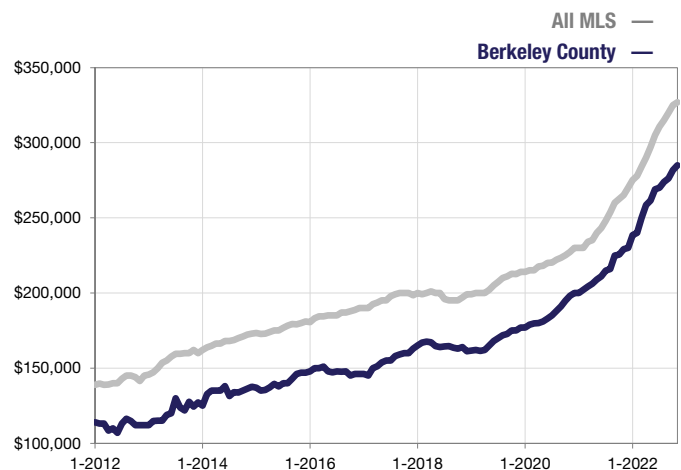
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – November 2022

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Charleston County

County: CHS

| Single-Family Detached | November | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 547 | 474 | - 13.3% | 8,261 | 7,337 | - 11.2% |
| Closed Sales | 578 | 372 | - 35.6% | 7,482 | 5,970 | - 20.2% |
| Median Sales Price* | \$499,250 | \$599,950 | + 20.2% | \$500,000 | \$580,000 | + 16.0% |
| Average Sales Price* | \$724,281 | \$823,625 | + 13.7% | \$703,235 | \$819,986 | + 16.6% |
| Percent of Original List Price Received* | 98.3% | 95.6% | - 2.7% | 98.9% | 99.1% | + 0.2% |
| Days on Market Until Sale | 22 | 29 | + 31.8% | 26 | 18 | - 30.8% |
| Inventory of Homes for Sale | 689 | 942 | + 36.7% | -- | -- | -- |

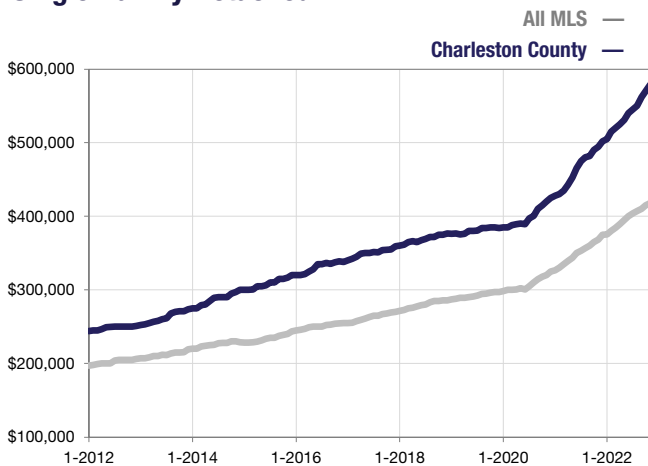
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| Townhouse-Condo Attached | November | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 188 | 140 | - 25.5% | 3,067 | 2,461 | - 19.8% |
| Closed Sales | 217 | 114 | - 47.5% | 2,877 | 2,175 | - 24.4% |
| Median Sales Price* | \$326,000 | \$387,500 | + 18.9% | \$300,000 | \$370,000 | + 23.3% |
| Average Sales Price* | \$406,149 | \$510,063 | + 25.6% | \$400,387 | \$491,833 | + 22.8% |
| Percent of Original List Price Received* | 98.7% | 96.7% | - 2.0% | 99.2% | 100.2% | + 1.0% |
| Days on Market Until Sale | 21 | 25 | + 19.0% | 31 | 19 | - 38.7% |
| Inventory of Homes for Sale | 236 | 268 | + 13.6% | -- | -- | -- |

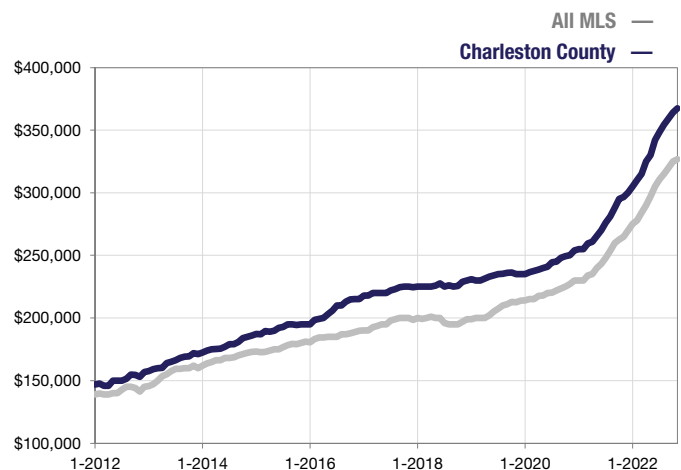
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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Dorchester County

County: DOR

| Single-Family Detached | November | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 270 | 231 | - 14.4% | 3,691 | 3,608 | - 2.2% |
| Closed Sales | 299 | 245 | - 18.1% | 3,499 | 2,959 | - 15.4% |
| Median Sales Price* | \$345,000 | \$380,893 | + 10.4% | \$313,950 | \$366,756 | + 16.8% |
| Average Sales Price* | \$350,078 | \$382,473 | + 9.3% | \$332,201 | \$384,849 | + 15.8% |
| Percent of Original List Price Received* | 100.0% | 95.6% | - 4.4% | 100.3% | 99.6% | - 0.7% |
| Days on Market Until Sale | 15 | 25 | + 66.7% | 15 | 16 | + 6.7% |
| Inventory of Homes for Sale | 253 | 461 | + 82.2% | -- | -- | -- |

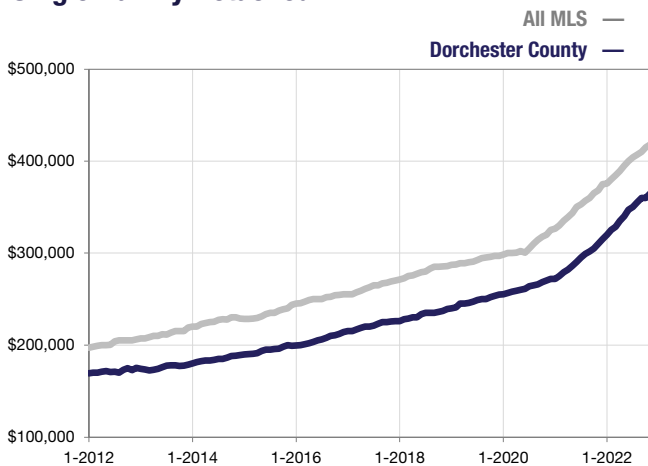
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| Townhouse-Condo Attached | November | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 29 | 31 | + 6.9% | 620 | 370 | - 40.3% |
| Closed Sales | 54 | 25 | - 53.7% | 629 | 326 | - 48.2% |
| Median Sales Price* | \$241,950 | \$249,000 | + 2.9% | \$227,255 | \$250,000 | + 10.0% |
| Average Sales Price* | \$238,253 | \$237,212 | - 0.4% | \$222,960 | \$247,021 | + 10.8% |
| Percent of Original List Price Received* | 99.5% | 97.2% | - 2.3% | 100.6% | 100.6% | 0.0% |
| Days on Market Until Sale | 21 | 19 | - 9.5% | 15 | 9 | - 40.0% |
| Inventory of Homes for Sale | 15 | 36 | + 140.0% | -- | -- | -- |

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

