

Local Market Update – December 2022

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



Berkeley County

County: BER

Single-Family Detached	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	395	306	- 22.5%	6,808	6,353	- 6.7%
Closed Sales	548	348	- 36.5%	6,232	5,388	- 13.5%
Median Sales Price*	\$370,438	\$375,000	+ 1.2%	\$337,908	\$386,900	+ 14.5%
Average Sales Price*	\$452,839	\$420,547	- 7.1%	\$415,879	\$465,878	+ 12.0%
Percent of Original List Price Received*	99.8%	96.5%	- 3.3%	100.3%	99.6%	- 0.7%
Days on Market Until Sale	20	41	+ 105.0%	18	21	+ 16.7%
Inventory of Homes for Sale	470	819	+ 74.3%	--	--	--

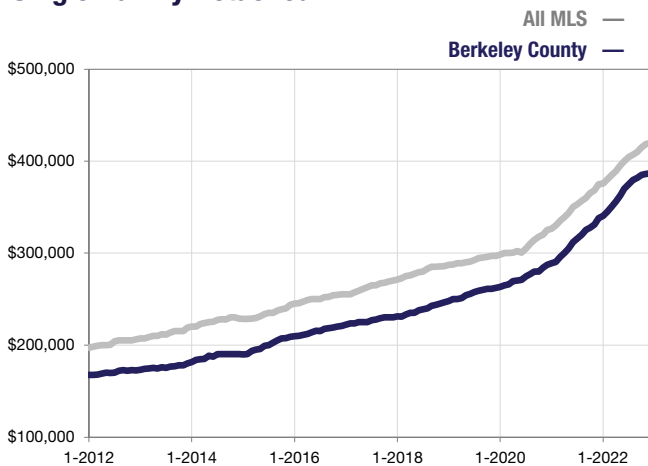
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	41	24	- 41.5%	820	762	- 7.1%
Closed Sales	57	34	- 40.4%	808	669	- 17.2%
Median Sales Price*	\$240,000	\$304,500	+ 26.9%	\$230,000	\$290,000	+ 26.1%
Average Sales Price*	\$296,283	\$323,586	+ 9.2%	\$346,484	\$331,570	- 4.3%
Percent of Original List Price Received*	98.8%	97.2%	- 1.6%	99.7%	100.5%	+ 0.8%
Days on Market Until Sale	15	45	+ 200.0%	19	22	+ 15.8%
Inventory of Homes for Sale	47	97	+ 106.4%	--	--	--

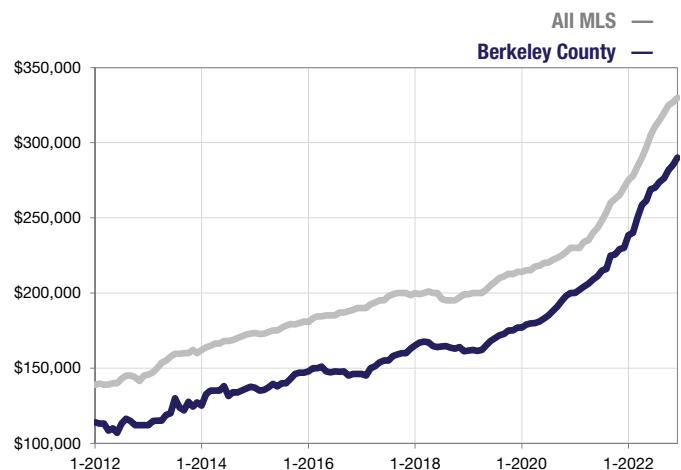
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – December 2022

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Charleston County

County: CHS

Single-Family Detached	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	450	339	- 24.7%	8,711	7,683	- 11.8%
Closed Sales	612	408	- 33.3%	8,094	6,397	- 21.0%
Median Sales Price*	\$572,500	\$628,488	+ 9.8%	\$502,000	\$581,222	+ 15.8%
Average Sales Price*	\$825,414	\$844,648	+ 2.3%	\$712,476	\$821,713	+ 15.3%
Percent of Original List Price Received*	98.9%	94.2%	- 4.8%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	21	33	+ 57.1%	25	19	- 24.0%
Inventory of Homes for Sale	559	833	+ 49.0%	--	--	--

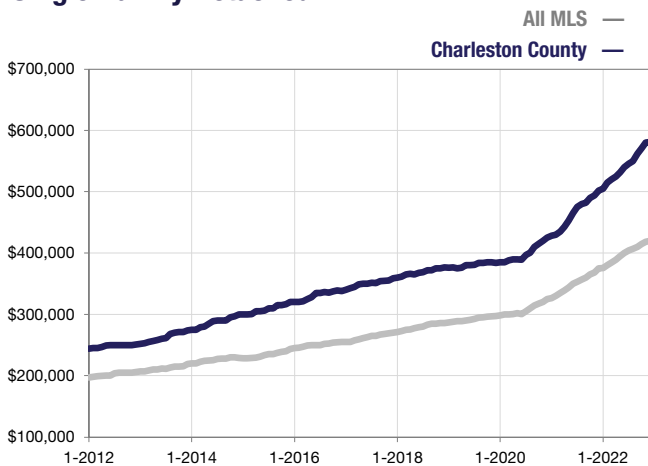
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Townhouse-Condo Attached	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	147	100	- 32.0%	3,214	2,561	- 20.3%
Closed Sales	265	130	- 50.9%	3,142	2,306	- 26.6%
Median Sales Price*	\$343,000	\$360,000	+ 5.0%	\$300,250	\$370,000	+ 23.2%
Average Sales Price*	\$471,846	\$482,332	+ 2.2%	\$406,414	\$491,175	+ 20.9%
Percent of Original List Price Received*	98.8%	96.3%	- 2.5%	99.2%	100.0%	+ 0.8%
Days on Market Until Sale	34	32	- 5.9%	31	20	- 35.5%
Inventory of Homes for Sale	180	237	+ 31.7%	--	--	--

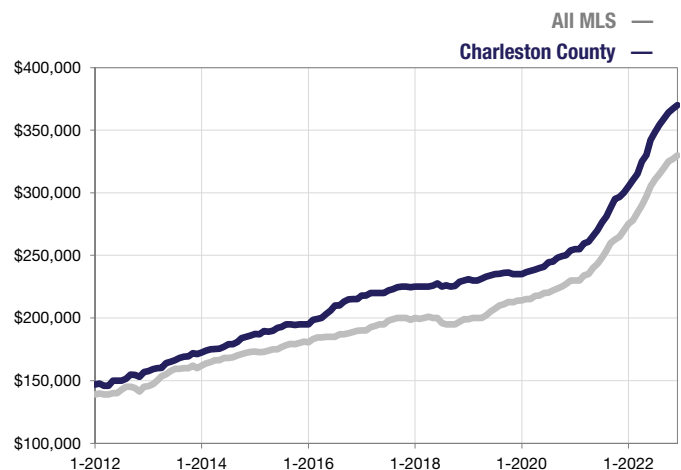
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – December 2022

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Dorchester County

County: DOR

Single-Family Detached	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	226	190	- 15.9%	3,917	3,799	- 3.0%
Closed Sales	301	201	- 33.2%	3,801	3,167	- 16.7%
Median Sales Price*	\$345,000	\$370,950	+ 7.5%	\$315,000	\$367,310	+ 16.6%
Average Sales Price*	\$359,053	\$384,722	+ 7.1%	\$334,319	\$384,949	+ 15.1%
Percent of Original List Price Received*	99.4%	95.1%	- 4.3%	100.2%	99.3%	- 0.9%
Days on Market Until Sale	13	35	+ 169.2%	15	17	+ 13.3%
Inventory of Homes for Sale	198	433	+ 118.7%	--	--	--

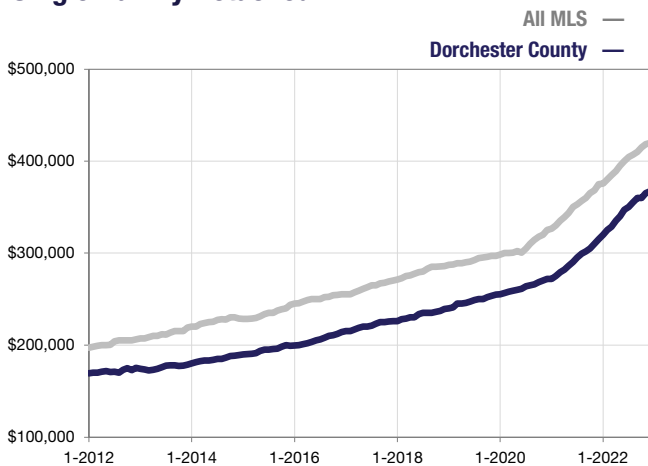
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Townhouse-Condo Attached	December			Year to Date		
	2021	2022	Percent Change	2021	2022	Percent Change
Key Metrics						
New Listings	28	17	- 39.3%	648	387	- 40.3%
Closed Sales	38	27	- 28.9%	667	353	- 47.1%
Median Sales Price*	\$237,500	\$250,000	+ 5.3%	\$227,750	\$250,000	+ 9.8%
Average Sales Price*	\$234,733	\$242,837	+ 3.5%	\$223,632	\$246,701	+ 10.3%
Percent of Original List Price Received*	100.2%	96.5%	- 3.7%	100.6%	100.3%	- 0.3%
Days on Market Until Sale	16	22	+ 37.5%	15	10	- 33.3%
Inventory of Homes for Sale	9	28	+ 211.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

