

# Annual Report on the Charleston Area Housing Market

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FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS® MLS



# 2022

# 2022 Annual Report on the Charleston Area Housing Market

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TRIDENT ASSOCIATION OF REALTORS® MLS



**2022 began where 2021 left off:** Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

**Sales:** Pending sales decreased 20.4 percent, finishing 2022 at 19,153. Closed sales were down 17.9 percent to end the year at 19,864.

**Listings:** Comparing 2022 to the prior year, the number of homes available for sale was up by 62.2 percent. There were 2,859 active listings at the end of 2022. New listings decreased by 8.4 percent to finish the year at 23,704.

**Showings:** Compared to 2021, total showings were down 12.3 percent. There were 10 showings before pending, which was even with activity seen in 2021.

**Distressed Properties:** Previous forbearance efforts by the government and lenders limited distressed sales activity once again. In 2022, the percentage of closed sales that were either foreclosure or short sale decreased by 78.9 percent to finish the year at 0.6 percent of the market. Foreclosure and short sale activity may increase in 2023, though the strong gains in equity seen by most homeowners in the last few years will help to limit the number of distressed sales.

**New Construction:** Nationwide, builders faced cost increases, material availability issues, and a limited labor pool, but decreasing lumber costs helped offset those issues. Builders responded to the declines in buyer activity by reducing their pace of construction, which will not help to resolve the long-term trend of an undersupply of total housing units. Locally, months of supply ended 2022 at 2.8 months.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 13.9 percent to \$398,615 for the year. Single Family home prices were up 12.0 percent compared to last year, and Townhouse-Condo home prices were up 22.2 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

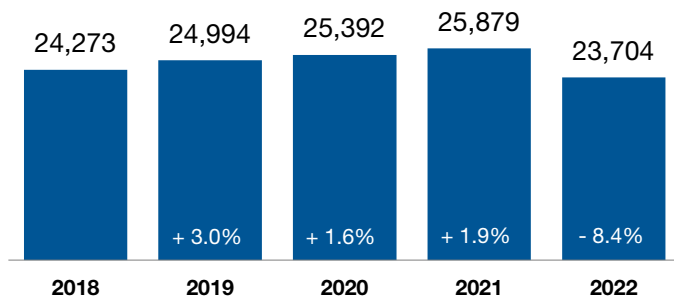
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# Quick Facts

## New Listings



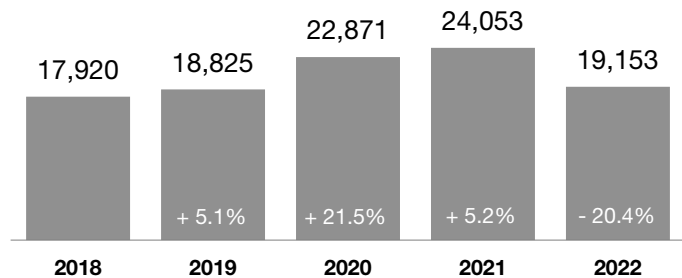
### Top 5 Areas: Change in New Listings from 2021

|                             |        |
|-----------------------------|--------|
| Seabrook Island             | + 0.6% |
| Folly Beach                 | + 0.4% |
| Goose Creek / Moncks Corner | - 5.5% |
| Greater Summerville Area    | - 5.5% |
| Hanahan                     | - 6.0% |

### Bottom 5 Areas: Change in New Listings from 2021

|                      |         |
|----------------------|---------|
| Lower Mount Pleasant | - 22.2% |
| Kiawah               | - 22.5% |
| Downtown Charleston  | - 22.6% |
| Isle of Palms        | - 23.6% |
| Daniel Island        | - 26.3% |

## Pending Sales



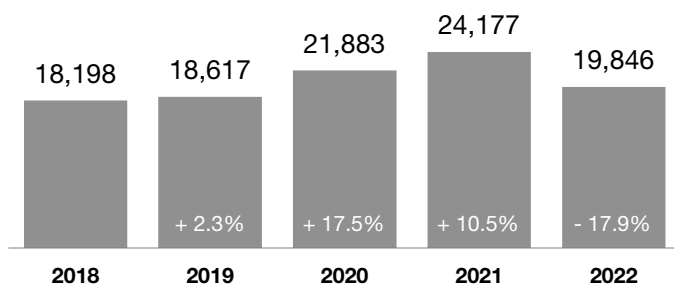
### Top 5 Areas: Change in Pending Sales from 2021

|                             |         |
|-----------------------------|---------|
| Goose Creek / Moncks Corner | - 15.2% |
| West Ashley Area            | - 19.0% |
| Greater North Charleston    | - 20.3% |
| Greater Summerville Area    | - 20.4% |
| Hanahan                     | - 20.9% |

### Bottom 5 Areas: Change in Pending Sales from 2021

|                      |         |
|----------------------|---------|
| Wando / Cainhoy Area | - 34.2% |
| Daniel Island        | - 38.8% |
| Sullivan's Island    | - 39.7% |
| Isle of Palms        | - 40.0% |
| Kiawah               | - 43.2% |

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2021

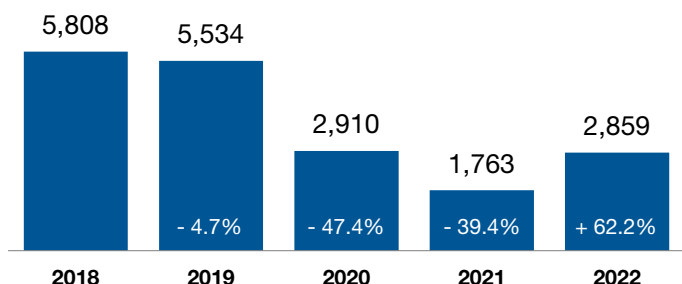
|                             |         |
|-----------------------------|---------|
| Goose Creek / Moncks Corner | - 7.9%  |
| West Ashley Area            | - 11.1% |
| Folly Beach                 | - 12.9% |
| Greater North Charleston    | - 15.9% |
| Greater Summerville Area    | - 20.0% |

### Bottom 5 Areas: Change in Closed Sales from 2021

|                      |         |
|----------------------|---------|
| Isle of Palms        | - 37.6% |
| Kiawah               | - 38.8% |
| Daniel Island        | - 41.7% |
| Sullivan's Island    | - 44.3% |
| Wando / Cainhoy Area | - 44.5% |

## Inventory of Homes for Sale

At the end of the year.



### Top 5 Areas: Change in Homes for Sale from 2021

|                            |         |
|----------------------------|---------|
| Hanahan                    | + 28.8% |
| Upper Charleston Peninsula | + 23.2% |
| Kiawah                     | + 22.5% |
| Wando / Cainhoy Area       | + 19.3% |
| West Ashley Area           | + 17.3% |

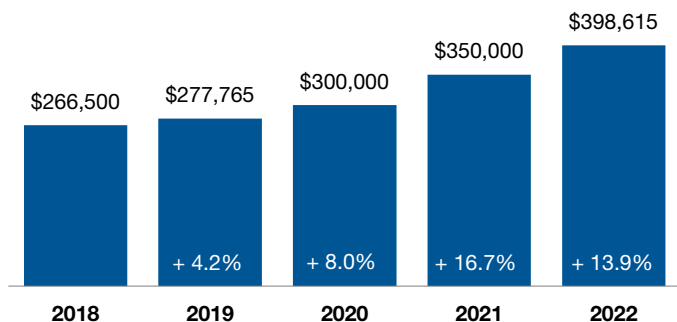
### Bottom 5 Areas: Change in Homes for Sale from 2021

|                          |         |
|--------------------------|---------|
| Edisto Area              | - 12.8% |
| Lower Mount Pleasant     | - 14.1% |
| Greater North Charleston | - 22.5% |
| Folly Beach              | - 26.1% |
| Sullivan's Island        | - 36.4% |



# Quick Facts

## Median Sales Price



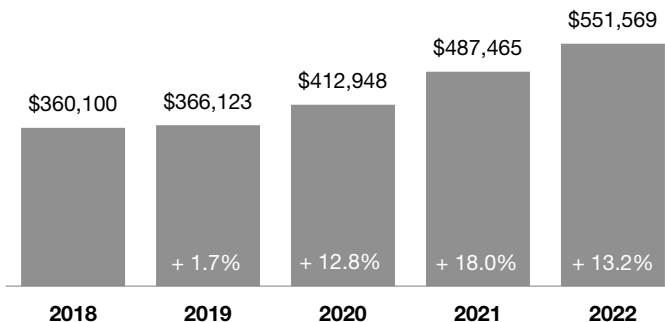
### Top 5 Areas: Change in Median Sales Price from 2021

|                   |         |
|-------------------|---------|
| Sullivan's Island | + 39.9% |
| Kiawah            | + 39.2% |
| Seabrook Island   | + 35.0% |
| Johns Island      | + 30.9% |
| Edisto Area       | + 30.1% |

### Bottom 5 Areas: Change in Median Sales Price from 2021

|                                    |         |
|------------------------------------|---------|
| Greater North Charleston           | + 15.1% |
| Wando / Cainhoy Area               | + 13.2% |
| Downtown Charleston                | + 11.2% |
| Hollywood / Ravenel / Meggett Area | + 7.7%  |
| Upper Charleston Peninsula         | + 6.8%  |

## Average Sales Price



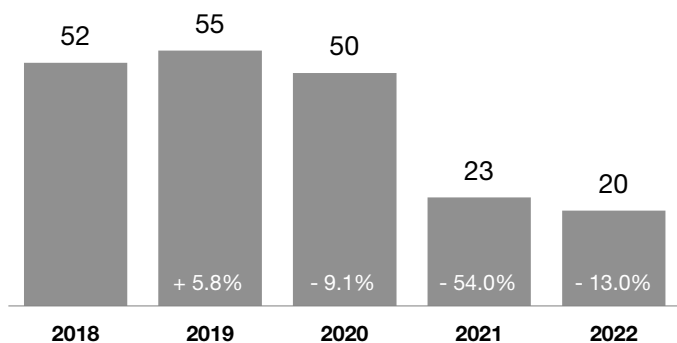
### Top 5 Areas: Change in Avg. Sales Price from 2021

|                      |         |
|----------------------|---------|
| Seabrook Island      | + 42.6% |
| Sullivan's Island    | + 41.6% |
| Johns Island         | + 34.6% |
| Kiawah               | + 31.5% |
| Lower Mount Pleasant | + 27.6% |

### Bottom 5 Areas: Change in Avg. Sales Price from 2021

|                                    |         |
|------------------------------------|---------|
| Wando / Cainhoy Area               | + 16.0% |
| Daniel Island                      | + 16.0% |
| Greater North Charleston           | + 14.8% |
| Edisto Area                        | + 13.3% |
| Hollywood / Ravenel / Meggett Area | + 6.3%  |

## Days on Market Until Sale



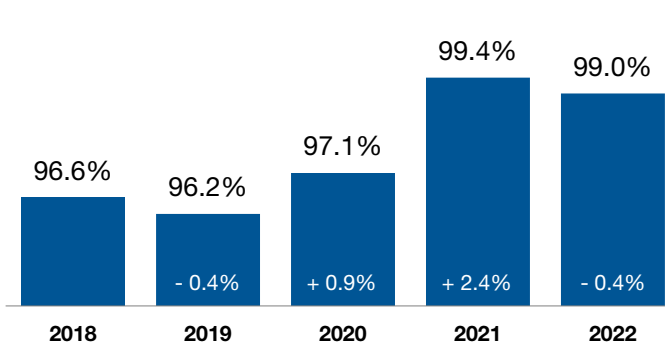
### Top 5 Areas: Change in Days on Market from 2021

|                             |         |
|-----------------------------|---------|
| Goose Creek / Moncks Corner | + 29.4% |
| Greater Summerville Area    | + 5.3%  |
| Dorchester Road Corridor    | 0.0%    |
| Wando / Cainhoy Area        | - 6.7%  |
| West Ashley Area            | - 15.0% |

### Bottom 5 Areas: Change in Days on Market from 2021

|                     |         |
|---------------------|---------|
| Downtown Charleston | - 41.3% |
| Edisto Area         | - 43.0% |
| Folly Beach         | - 45.6% |
| Kiawah              | - 61.8% |
| Seabrook Island     | - 62.4% |

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2021

|                            |        |
|----------------------------|--------|
| Downtown Charleston        | + 2.8% |
| Seabrook Island            | + 2.2% |
| Kiawah                     | + 1.4% |
| James Island               | + 1.1% |
| Upper Charleston Peninsula | + 0.9% |

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2021

|                                    |        |
|------------------------------------|--------|
| Greater Summerville Area           | - 1.0% |
| Wando / Cainhoy Area               | - 1.0% |
| Hollywood / Ravenel / Meggett Area | - 1.0% |
| Isle of Palms                      | - 1.1% |
| Sullivan's Island                  | - 1.6% |



# Property Type Review

**20**

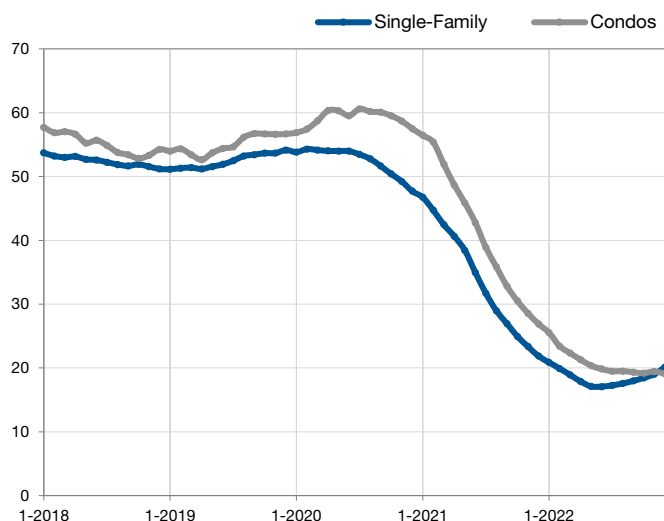
Average Days on Market  
Single-Family

**19**

Average Days on Market  
Townhouse/Condo

## Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



## Top 10 Areas: Townhouse/Condo Market Share in 2022

|                          |       |
|--------------------------|-------|
| Downtown Charleston      | 47.5% |
| Kiawah                   | 42.4% |
| Seabrook Island          | 37.8% |
| Folly Beach              | 37.4% |
| Daniel Island            | 36.9% |
| Isle of Palms            | 35.6% |
| Lower Mount Pleasant     | 30.7% |
| Wando / Cainhoy Area     | 30.6% |
| James Island             | 28.4% |
| Greater North Charleston | 24.8% |

## Top 10 Areas: Single-Family Market Share in 2022

|                             |       |
|-----------------------------|-------|
| Goose Creek / Moncks Corner | 89.2% |
| Hanahan                     | 87.0% |
| Greater Summerville Area    | 86.5% |
| Upper Charleston Peninsula  | 85.1% |
| Dorchester County           | 83.4% |
| Berkeley County             | 83.1% |
| Sullivan's Island           | 82.4% |
| Dorchester Road Corridor    | 79.6% |
| Johns Island                | 78.2% |
| West Ashley Area            | 74.3% |

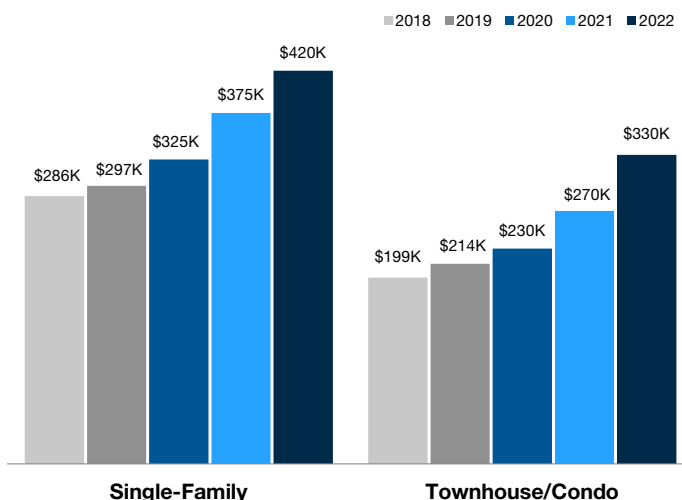
**+ 12.0%**

One-Year Change in Price  
Single-Family

**+ 22.2%**

One-Year Change in Price  
Townhouse/Condo

## Median Sales Price



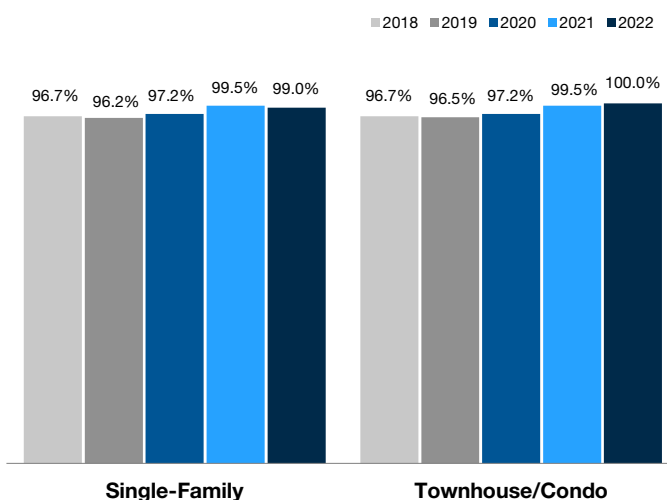
**99.0%**

Pct. of Orig. Price Received  
Single-Family

**100.0%**

Pct. of Orig. Price Received  
Townhouse/Condo

## Percent of Original List Price Received





# Distressed Homes Review

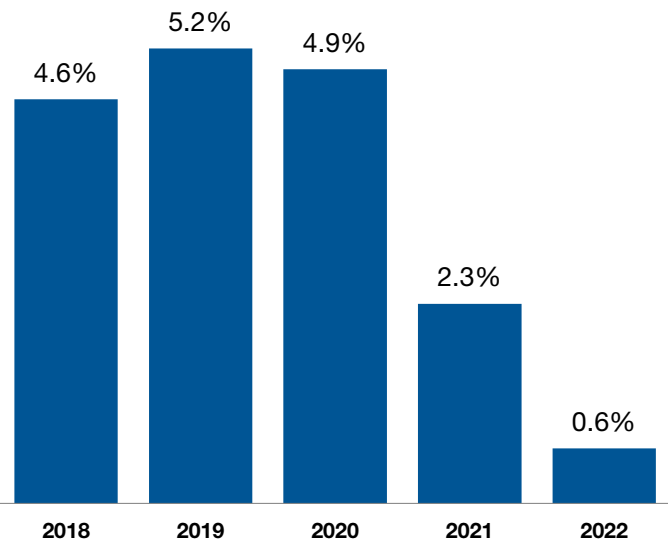
**0.6%**

Percent of Closed Sales in 2022 That Were Distressed

**- 73.9%**

One-Year Change in Sales of Distressed

## Percent of Sales That Were Distressed



## Top Areas: Distressed Market Share in 2022

|                                    |      |
|------------------------------------|------|
| Seabrook Island                    | 1.2% |
| Hollywood / Ravenel / Meggett Area | 1.1% |
| Goose Creek / Moncks Corner        | 0.9% |
| Kiawah                             | 0.7% |
| Greater North Charleston           | 0.5% |
| Folly Beach                        | 0.5% |
| Greater Summerville Area           | 0.5% |
| West Ashley Area                   | 0.5% |
| James Island                       | 0.4% |
| Hanahan                            | 0.4% |
| Wando / Cainhoy Area               | 0.3% |
| Dorchester Road Corridor           | 0.3% |
| Upper Mount Pleasant               | 0.2% |
| Johns Island                       | 0.2% |
| Downtown Charleston                | 0.2% |
| Lower Mount Pleasant               | 0.1% |
| Daniel Island                      | 0.0% |
| Edisto Area                        | 0.0% |
| Isle of Palms                      | 0.0% |
| Sullivan's Island                  | 0.0% |
| Upper Charleston Peninsula         | 0.0% |

**+ 49.6%**

Four-Year Change in Price All Properties

**+ 47.8%**

Four-Year Change in Price Traditional Properties

**+ 72.6%**

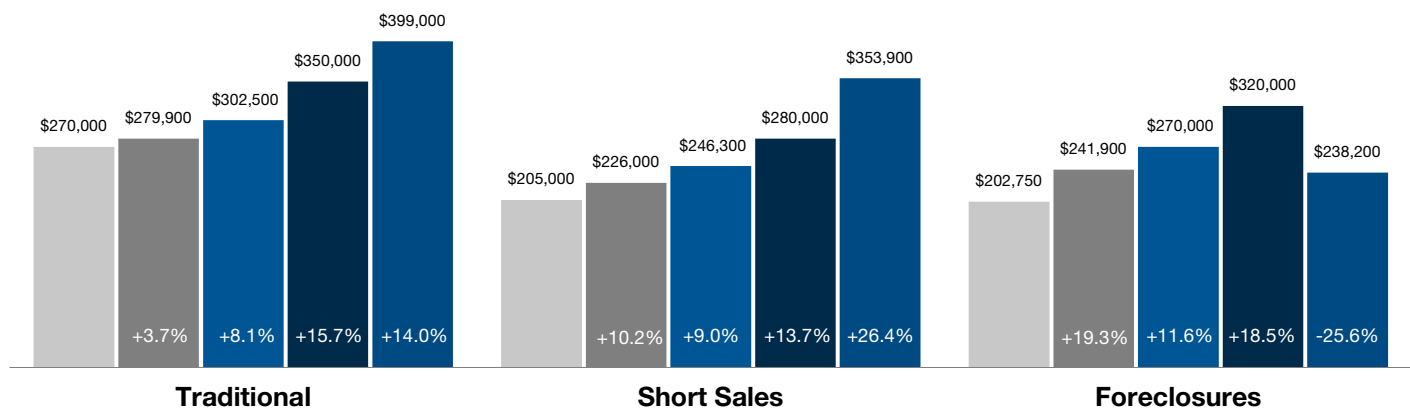
Four-Year Change in Price Short Sales

**+ 17.5%**

Four-Year Change in Price Foreclosures

## Median Sales Price

■ 2018 ■ 2019 ■ 2020 ■ 2021 ■ 2022



A property is counted as Distressed when the SPECIAL field in CTARMLS is marked as "Lender Owned," "Corp Owned" or "Possible Short Sale," or if the POTENTIAL SHORT SALE field is marked "Yes," or if the REMARKS or AGENT NOTES fields contain a phrase that 10K Research has determined will very likely mark a distressed property.

# New Construction Review



## Jan '18

Peak of New Construction Inventory

## 583

Drop in New Construction Inventory from Peak

### New Construction Homes for Sale



### Top Areas: New Construction Market Share in 2022

|                                    |       |
|------------------------------------|-------|
| Goose Creek / Moncks Corner        | 42.8% |
| Johns Island                       | 30.0% |
| Greater Summerville Area           | 27.6% |
| Upper Mount Pleasant               | 24.6% |
| Wando / Cainhoj Area               | 23.4% |
| West Ashley Area                   | 14.7% |
| Hollywood / Ravenel / Meggett Area | 12.4% |
| Greater North Charleston           | 11.7% |
| Seabrook Island                    | 6.2%  |
| Folly Beach                        | 6.2%  |
| Lower Mount Pleasant               | 5.5%  |
| Isle of Palms                      | 5.1%  |
| Hanahan                            | 4.6%  |
| Daniel Island                      | 4.6%  |
| James Island                       | 3.5%  |
| Sullivan's Island                  | 2.9%  |
| Kiawah                             | 2.9%  |
| Upper Charleston Peninsula         | 2.6%  |
| Downtown Charleston                | 1.5%  |
| Edisto Area                        | 1.0%  |
| Dorchester Road Corridor           | 0.4%  |

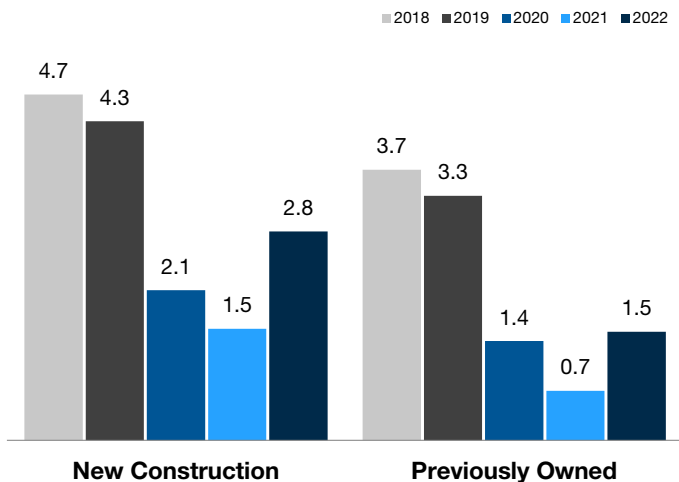
## 2.8

Year-End Months Supply New Construction

## 1.5

Year-End Months Supply Previously Owned

### Months Supply of Inventory



## 99.8%

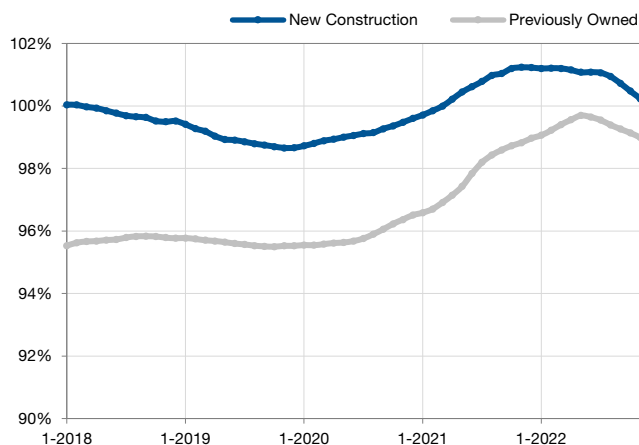
Pct. of Orig. Price Received New Construction

## 98.8%

Pct. of Orig. Price Received Previously Owned

### Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.





# Showings Review

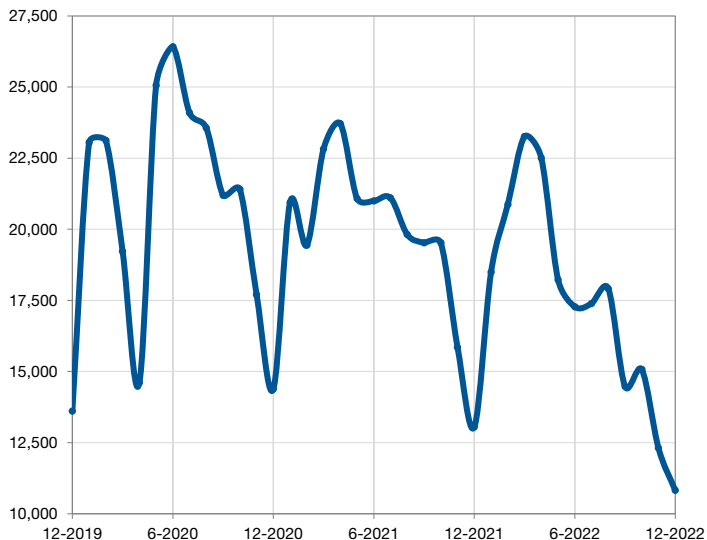
**10**

Median Number of Showings Before Pending

**0.0%**

One-Year Change in Median Showings before Pending

## Monthly Number of Showings



### Top 10 Areas: Number of Showings

|                             |         |
|-----------------------------|---------|
| Charleston County           | 109,657 |
| Berkeley County             | 51,203  |
| Dorchester County           | 43,150  |
| Goose Creek / Moncks Corner | 35,292  |
| Greater Summerville Area    | 29,001  |
| West Ashley Area            | 23,453  |
| Greater North Charleston    | 18,168  |
| Lower Mount Pleasant        | 15,177  |
| Upper Mount Pleasant        | 14,243  |
| Dorchester Road Corridor    | 12,979  |

### Top 10 Areas: Number of Showings per Listing

|                             |     |
|-----------------------------|-----|
| West Ashley Area            | 6.0 |
| James Island                | 6.0 |
| Dorchester Road Corridor    | 5.8 |
| Goose Creek / Moncks Corner | 5.5 |
| Lower Mount Pleasant        | 5.5 |
| Upper Charleston Peninsula  | 5.5 |
| Hanahan                     | 5.5 |
| Greater Summerville Area    | 5.5 |
| Dorchester County           | 5.5 |
| Greater North Charleston    | 5.3 |

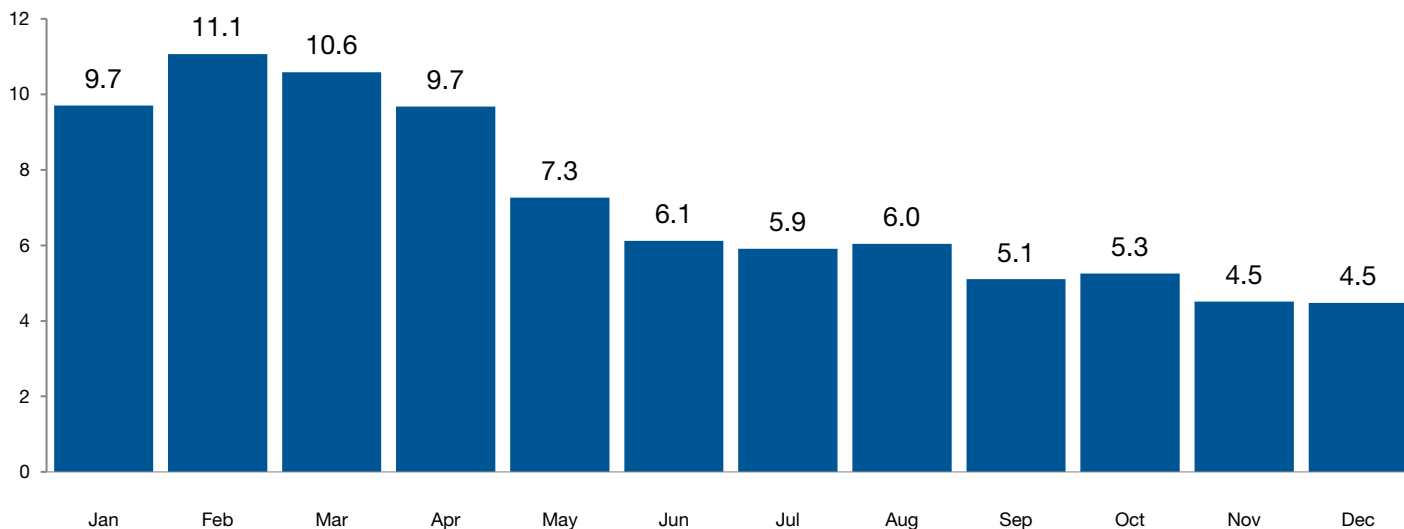
**- 12.3%**

One-Year Change in Total Showings

**Feb '22**

Peak Showing Activity Month

## 2022 Monthly Showings per Listing







# Area Overviews

|                                      | Total Closed Sales | Change from 2021 | Percent New Construction | Percent Townhouse/Condo | Median Showings to Pending | Days on Market | Pct. of Orig. Price Received |
|--------------------------------------|--------------------|------------------|--------------------------|-------------------------|----------------------------|----------------|------------------------------|
| <b>Charleston Area</b>               | <b>19,846</b>      | <b>- 17.9%</b>   | <b>22.1%</b>             | <b>17.3%</b>            | <b>10</b>                  | <b>20</b>      | <b>99.0%</b>                 |
| <b>Berkeley County</b>               | <b>6,206</b>       | <b>- 13.3%</b>   | <b>37.3%</b>             | <b>10.8%</b>            | <b>9</b>                   | <b>21</b>      | <b>99.5%</b>                 |
| <b>Charleston County</b>             | <b>8,806</b>       | <b>- 22.2%</b>   | <b>13.8%</b>             | <b>26.2%</b>            | <b>11</b>                  | <b>20</b>      | <b>99.0%</b>                 |
| <b>Colleton County</b>               | <b>314</b>         | <b>- 1.6%</b>    | <b>4.5%</b>              | <b>0.0%</b>             | <b>6</b>                   | <b>43</b>      | <b>94.5%</b>                 |
| <b>Dorchester County</b>             | <b>3,629</b>       | <b>- 20.3%</b>   | <b>21.2%</b>             | <b>9.7%</b>             | <b>11</b>                  | <b>17</b>      | <b>99.3%</b>                 |
| Daniel Island                        | 296                | - 40.1%          | 4.7%                     | 38.2%                   | 10                         | 15             | 98.9%                        |
| Dorchester Road Corridor             | 873                | - 25.8%          | 0.5%                     | 18.7%                   | 11                         | 12             | 100.4%                       |
| Downtown Charleston                  | 522                | - 29.1%          | 1.5%                     | 48.3%                   | 11                         | 54             | 96.5%                        |
| Edisto Area                          | 180                | - 16.3%          | 1.7%                     | 33.3%                   | 8                          | 19             | 98.6%                        |
| Folly Beach                          | 174                | - 10.8%          | 6.9%                     | 42.0%                   | 8                          | 30             | 97.0%                        |
| Goose Creek / Moncks Corner          | 4,640              | - 7.9%           | 43.3%                    | 8.8%                    | 9                          | 21             | 99.9%                        |
| Greater North Charleston             | 1,410              | - 16.7%          | 12.1%                    | 25.7%                   | 11                         | 15             | 99.4%                        |
| Greater Summerville Area             | 2,651              | - 19.8%          | 28.6%                    | 7.2%                    | 11                         | 18             | 99.1%                        |
| Hanahan                              | 280                | - 19.8%          | 4.6%                     | 11.8%                   | 9                          | 15             | 98.3%                        |
| Hollywood / Ravenel / Meggett Area   | 170                | - 24.1%          | 20.0%                    | 3.5%                    | 7                          | 31             | 96.0%                        |
| Isle of Palms                        | 264                | - 32.8%          | 5.3%                     | 37.1%                   | 12                         | 34             | 96.6%                        |
| James Island                         | 780                | - 21.7%          | 3.6%                     | 29.2%                   | 12                         | 14             | 100.2%                       |
| Johns Island                         | 842                | - 25.1%          | 34.7%                    | 9.0%                    | 9                          | 17             | 99.2%                        |
| Kiawah                               | 127                | - 31.4%          | 3.1%                     | 46.5%                   | 5                          | 21             | 98.7%                        |
| Lower Mount Pleasant                 | 1,004              | - 33.7%          | 5.8%                     | 32.3%                   | 12                         | 15             | 99.0%                        |
| Rural Berkeley County                | 402                | + 21.8%          | 39.8%                    | 0.2%                    | 7                          | 28             | 97.4%                        |
| St. George / Rural Dorchester County | 105                | + 19.3%          | 6.7%                     | 0.0%                    | 7                          | 30             | 93.3%                        |
| Seabrook Island                      | 214                | - 11.2%          | 7.5%                     | 45.8%                   | 9                          | 21             | 98.4%                        |
| Sullivan's Island                    | 32                 | - 42.9%          | 3.1%                     | 12.5%                   | 6                          | 34             | 94.1%                        |
| Upper Charleston Peninsula           | 223                | - 22.0%          | 2.7%                     | 13.0%                   | 13                         | 36             | 97.2%                        |
| Upper Mount Pleasant                 | 1,217              | - 24.1%          | 25.5%                    | 24.1%                   | 10                         | 16             | 99.6%                        |
| Wando / Cainhoy Area                 | 276                | - 43.7%          | 24.6%                    | 32.2%                   | 8                          | 21             | 99.0%                        |
| West Ashley Area                     | 1,721              | - 11.2%          | 15.0%                    | 23.5%                   | 11                         | 14             | 100.0%                       |

# 2022 Annual Report on the Charleston Area Housing Market

## Area Historical Median Prices



|                                      | 2018             | 2019             | 2020             | 2021             | 2022             | Change From 2021 | Change From 2018 |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Charleston Area</b>               | <b>\$266,500</b> | <b>\$277,765</b> | <b>\$300,000</b> | <b>\$350,000</b> | <b>\$398,615</b> | <b>+ 13.9%</b>   | <b>+ 49.6%</b>   |
| <b>Berkeley County</b>               | <b>\$238,000</b> | <b>\$251,000</b> | <b>\$275,000</b> | <b>\$329,000</b> | <b>\$376,500</b> | <b>+ 14.4%</b>   | <b>+ 58.2%</b>   |
| <b>Charleston County</b>             | <b>\$345,000</b> | <b>\$345,145</b> | <b>\$375,000</b> | <b>\$440,000</b> | <b>\$516,088</b> | <b>+ 17.3%</b>   | <b>+ 49.6%</b>   |
| <b>Colleton County</b>               | <b>\$127,500</b> | <b>\$147,205</b> | <b>\$160,000</b> | <b>\$195,000</b> | <b>\$220,000</b> | <b>+ 12.8%</b>   | <b>+ 72.5%</b>   |
| <b>Dorchester County</b>             | <b>\$226,950</b> | <b>\$242,500</b> | <b>\$261,653</b> | <b>\$297,000</b> | <b>\$350,000</b> | <b>+ 17.8%</b>   | <b>+ 54.2%</b>   |
| Daniel Island                        | \$705,000        | \$703,474        | \$799,900        | \$995,000        | \$1,210,000      | + 21.6%          | + 71.6%          |
| Dorchester Road Corridor             | \$224,725        | \$242,000        | \$250,000        | \$285,000        | \$333,000        | + 16.8%          | + 48.2%          |
| Downtown Charleston                  | \$760,000        | \$740,000        | \$677,500        | \$770,000        | \$860,000        | + 11.7%          | + 13.2%          |
| Edisto Area                          | \$387,000        | \$386,000        | \$480,000        | \$590,000        | \$675,000        | + 14.4%          | + 74.4%          |
| Folly Beach                          | \$599,500        | \$535,000        | \$595,000        | \$665,000        | \$875,000        | + 31.6%          | + 46.0%          |
| Goose Creek / Moncks Corner          | \$235,000        | \$248,000        | \$269,990        | \$320,000        | \$370,000        | + 15.6%          | + 57.4%          |
| Greater North Charleston             | \$180,850        | \$196,250        | \$217,000        | \$245,500        | \$285,000        | + 16.1%          | + 57.6%          |
| Greater Summerville Area             | \$229,000        | \$245,000        | \$266,360        | \$304,900        | \$360,000        | + 18.1%          | + 57.2%          |
| Hanahan                              | \$238,250        | \$258,000        | \$280,000        | \$319,900        | \$375,000        | + 17.2%          | + 57.4%          |
| Hollywood / Ravenel / Meggett Area   | \$345,000        | \$355,000        | \$415,000        | \$497,000        | \$539,000        | + 8.5%           | + 56.2%          |
| Isle of Palms                        | \$766,750        | \$813,500        | \$915,000        | \$1,250,000      | \$1,484,500      | + 18.8%          | + 93.6%          |
| James Island                         | \$339,168        | \$332,500        | \$359,900        | \$400,000        | \$493,250        | + 23.3%          | + 45.4%          |
| Johns Island                         | \$320,000        | \$333,000        | \$356,845        | \$423,353        | \$561,553        | + 32.6%          | + 75.5%          |
| Kiawah                               | \$609,500        | \$648,750        | \$827,500        | \$945,000        | \$1,442,500      | + 52.6%          | + 136.7%         |
| Lower Mount Pleasant                 | \$470,000        | \$495,000        | \$510,000        | \$591,000        | \$737,750        | + 24.8%          | + 57.0%          |
| Rural Berkeley County                | \$153,500        | \$170,825        | \$237,000        | \$295,000        | \$415,000        | + 40.7%          | + 170.4%         |
| St. George / Rural Dorchester County | \$151,500        | \$163,000        | \$167,500        | \$201,250        | \$247,000        | + 22.7%          | + 63.0%          |
| Seabrook Island                      | \$420,000        | \$400,000        | \$475,500        | \$609,000        | \$749,000        | + 23.0%          | + 78.3%          |
| Sullivan's Island                    | \$1,938,050      | \$2,100,000      | \$2,247,500      | \$2,950,000      | \$3,750,000      | + 27.1%          | + 93.5%          |
| Upper Charleston Peninsula           | \$473,750        | \$450,000        | \$515,000        | \$587,000        | \$625,000        | + 6.5%           | + 31.9%          |
| Upper Mount Pleasant                 | \$468,250        | \$468,317        | \$480,000        | \$577,000        | \$705,000        | + 22.2%          | + 50.6%          |
| Wando / Cainhoy Area                 | \$368,200        | \$361,323        | \$395,046        | \$456,350        | \$520,000        | + 13.9%          | + 41.2%          |
| West Ashley Area                     | \$281,000        | \$280,000        | \$299,000        | \$350,000        | \$414,043        | + 18.3%          | + 47.3%          |