

Local Market Update – January 2023

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	455	427	- 6.2%	455	427	- 6.2%
Closed Sales	362	274	- 24.3%	362	274	- 24.3%
Median Sales Price*	\$355,645	\$375,450	+ 5.6%	\$355,645	\$375,450	+ 5.6%
Average Sales Price*	\$425,740	\$490,724	+ 15.3%	\$425,740	\$490,724	+ 15.3%
Percent of Original List Price Received*	99.4%	94.6%	- 4.8%	99.4%	94.6%	- 4.8%
Days on Market Until Sale	21	48	+ 128.6%	21	48	+ 128.6%
Inventory of Homes for Sale	408	771	+ 89.0%	--	--	--

* 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.

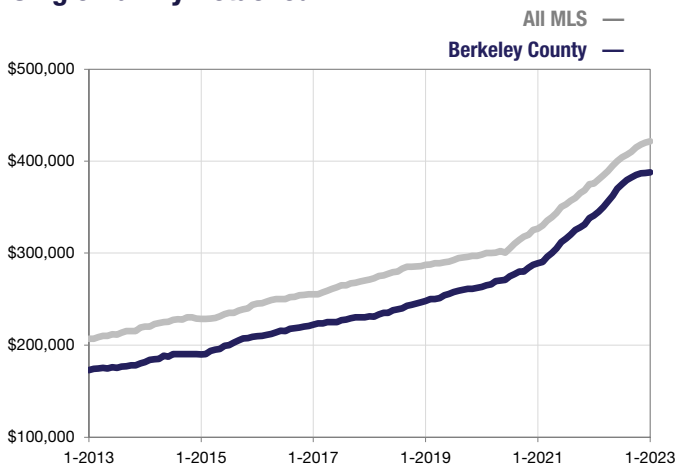
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	60	58	- 3.3%	60	58	- 3.3%
Closed Sales	51	31	- 39.2%	51	31	- 39.2%
Median Sales Price*	\$272,000	\$288,990	+ 6.2%	\$272,000	\$288,990	+ 6.2%
Average Sales Price*	\$366,824	\$342,226	- 6.7%	\$366,824	\$342,226	- 6.7%
Percent of Original List Price Received*	99.0%	98.7%	- 0.3%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	21	34	+ 61.9%	21	34	+ 61.9%
Inventory of Homes for Sale	48	80	+ 66.7%	--	--	--

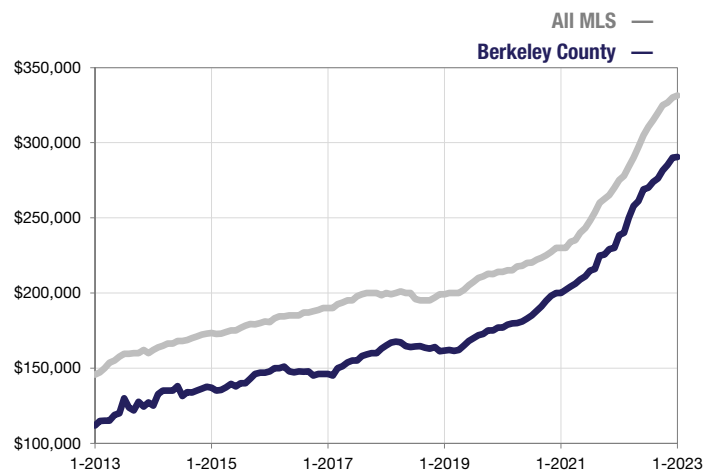
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – January 2023

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Charleston County

County: CHS

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	571	440	- 22.9%	571	440	- 22.9%
Closed Sales	465	277	- 40.4%	465	277	- 40.4%
Median Sales Price*	\$499,490	\$600,000	+ 20.1%	\$499,490	\$600,000	+ 20.1%
Average Sales Price*	\$680,797	\$796,750	+ 17.0%	\$680,797	\$796,750	+ 17.0%
Percent of Original List Price Received*	98.1%	94.5%	- 3.7%	98.1%	94.5%	- 3.7%
Days on Market Until Sale	23	39	+ 69.6%	23	39	+ 69.6%
Inventory of Homes for Sale	474	736	+ 55.3%	--	--	--

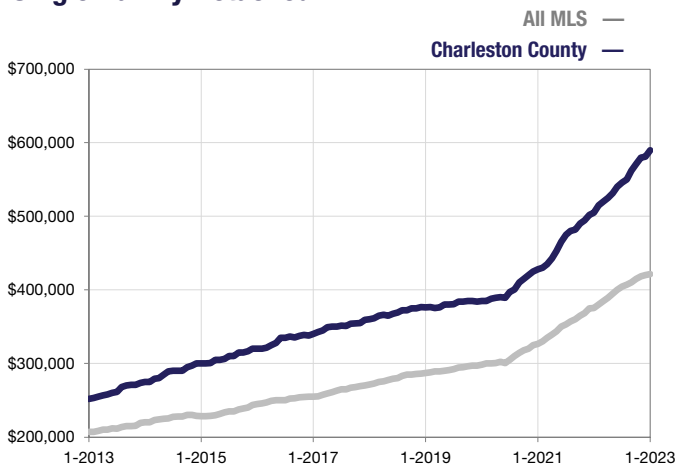
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Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	203	125	- 38.4%	203	125	- 38.4%
Closed Sales	177	91	- 48.6%	177	91	- 48.6%
Median Sales Price*	\$322,315	\$363,000	+ 12.6%	\$322,315	\$363,000	+ 12.6%
Average Sales Price*	\$423,095	\$478,285	+ 13.0%	\$423,095	\$478,285	+ 13.0%
Percent of Original List Price Received*	99.8%	95.7%	- 4.1%	99.8%	95.7%	- 4.1%
Days on Market Until Sale	32	31	- 3.1%	32	31	- 3.1%
Inventory of Homes for Sale	142	197	+ 38.7%	--	--	--

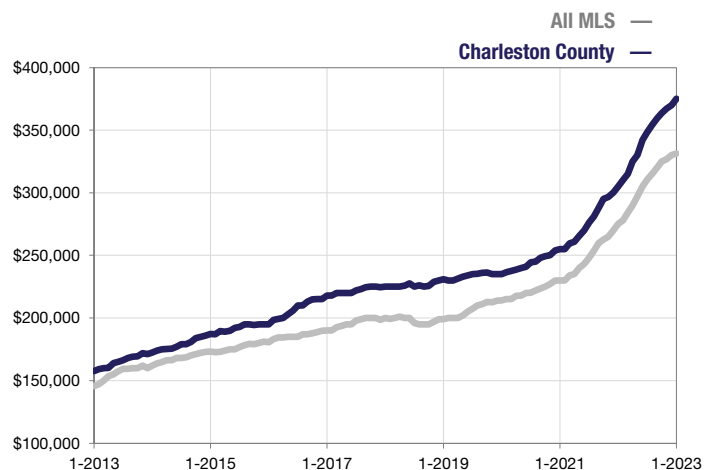
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – January 2023

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Dorchester County

County: DOR

Single-Family Detached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	240	267	+ 11.3%	240	267	+ 11.3%
Closed Sales	223	144	- 35.4%	223	144	- 35.4%
Median Sales Price*	\$332,000	\$361,925	+ 9.0%	\$332,000	\$361,925	+ 9.0%
Average Sales Price*	\$352,431	\$368,293	+ 4.5%	\$352,431	\$368,293	+ 4.5%
Percent of Original List Price Received*	99.6%	95.5%	- 4.1%	99.6%	95.5%	- 4.1%
Days on Market Until Sale	17	39	+ 129.4%	17	39	+ 129.4%
Inventory of Homes for Sale	154	444	+ 188.3%	--	--	--

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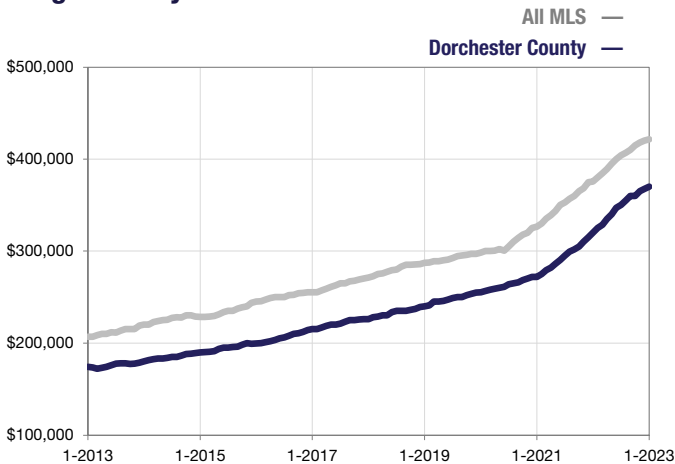
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	20	31	+ 55.0%	20	31	+ 55.0%
Closed Sales	31	18	- 41.9%	31	18	- 41.9%
Median Sales Price*	\$235,000	\$250,000	+ 6.4%	\$235,000	\$250,000	+ 6.4%
Average Sales Price*	\$228,429	\$247,508	+ 8.4%	\$228,429	\$247,508	+ 8.4%
Percent of Original List Price Received*	99.8%	97.3%	- 2.5%	99.8%	97.3%	- 2.5%
Days on Market Until Sale	10	30	+ 200.0%	10	30	+ 200.0%
Inventory of Homes for Sale	9	27	+ 200.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

