

# Local Market Update – February 2023

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



## Berkeley County

County: BER

### Single-Family Detached

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	458	359	- 21.6%	913	787	- 13.8%
Closed Sales	387	360	- 7.0%	749	646	- 13.8%
Median Sales Price*	\$360,000	\$380,000	+ 5.6%	\$358,000	\$379,000	+ 5.9%
Average Sales Price*	\$423,347	\$450,159	+ 6.3%	\$424,503	\$466,465	+ 9.9%
Percent of Original List Price Received*	100.6%	95.9%	- 4.7%	100.0%	95.3%	- 4.7%
Days on Market Until Sale	22	47	+ 113.6%	21	47	+ 123.8%
Inventory of Homes for Sale	368	654	+ 77.7%	--	--	--

\* 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.

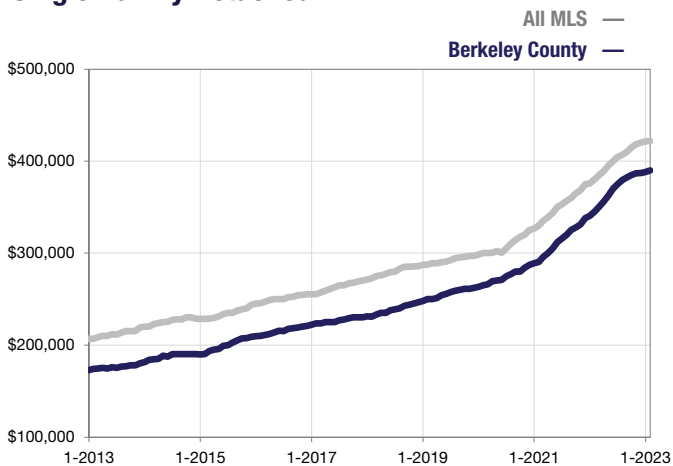
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	58	44	- 24.1%	118	102	- 13.6%
Closed Sales	39	29	- 25.6%	90	60	- 33.3%
Median Sales Price*	\$238,000	\$292,000	+ 22.7%	\$261,250	\$290,495	+ 11.2%
Average Sales Price*	\$287,779	\$317,770	+ 10.4%	\$332,571	\$330,406	- 0.7%
Percent of Original List Price Received*	100.1%	98.4%	- 1.7%	99.5%	98.6%	- 0.9%
Days on Market Until Sale	17	45	+ 164.7%	19	39	+ 105.3%
Inventory of Homes for Sale	50	77	+ 54.0%	--	--	--

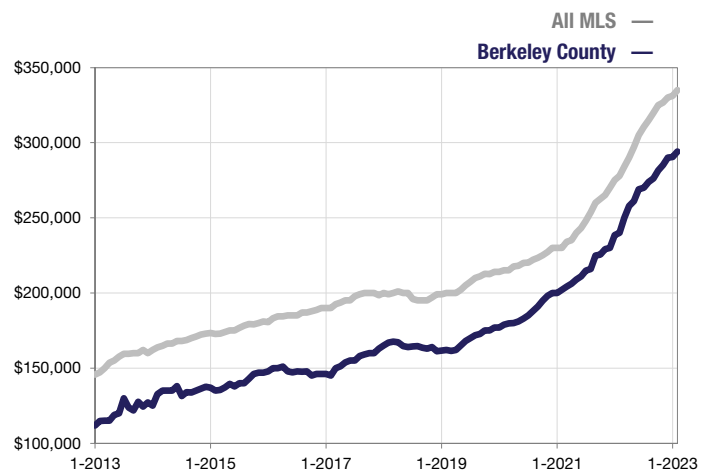
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Charleston County

County: CHS

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	613	<b>525</b>	- 14.4%	1,184	<b>965</b>	- 18.5%
Closed Sales	522	<b>331</b>	- 36.6%	987	<b>610</b>	- 38.2%
Median Sales Price*	\$542,000	<b>\$555,000</b>	+ 2.4%	\$515,000	<b>\$575,500</b>	+ 11.7%
Average Sales Price*	\$767,942	<b>\$819,690</b>	+ 6.7%	\$726,886	<b>\$810,265</b>	+ 11.5%
Percent of Original List Price Received*	99.3%	<b>94.9%</b>	- 4.4%	98.7%	<b>94.7%</b>	- 4.1%
Days on Market Until Sale	25	<b>46</b>	+ 84.0%	24	<b>43</b>	+ 79.2%
Inventory of Homes for Sale	436	<b>727</b>	+ 66.7%	--	--	--

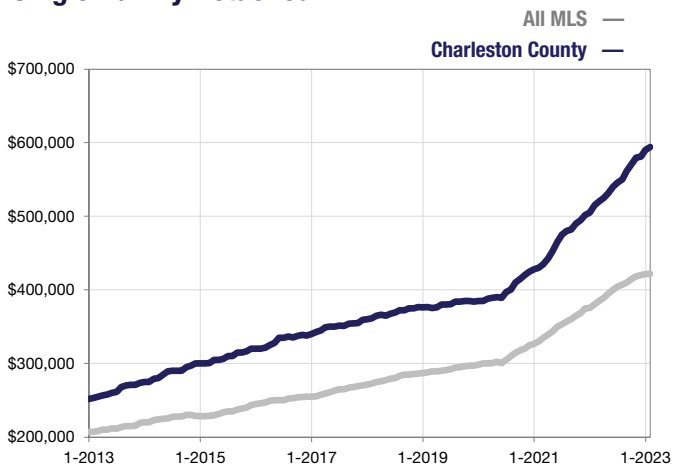
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Townhouse-Condo Attached	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	229	<b>146</b>	- 36.2%	432	<b>271</b>	- 37.3%
Closed Sales	187	<b>124</b>	- 33.7%	364	<b>217</b>	- 40.4%
Median Sales Price*	\$340,000	<b>\$375,000</b>	+ 10.3%	\$330,500	<b>\$373,534</b>	+ 13.0%
Average Sales Price*	\$467,716	<b>\$467,702</b>	- 0.0%	\$446,018	<b>\$470,032</b>	+ 5.4%
Percent of Original List Price Received*	100.9%	<b>96.3%</b>	- 4.6%	100.4%	<b>96.0%</b>	- 4.4%
Days on Market Until Sale	22	<b>42</b>	+ 90.9%	27	<b>37</b>	+ 37.0%
Inventory of Homes for Sale	136	<b>180</b>	+ 32.4%	--	--	--

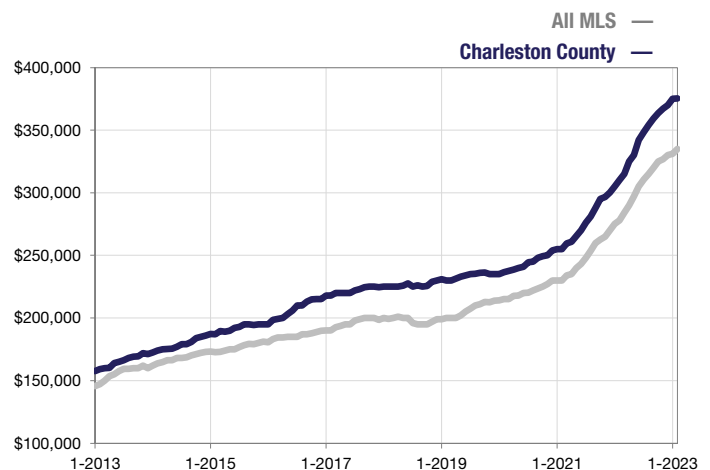
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Dorchester County

County: DOR

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	284	<b>224</b>	- 21.1%	524	<b>492</b>	- 6.1%
Closed Sales	224	<b>192</b>	- 14.3%	446	<b>340</b>	- 23.8%
Median Sales Price*	\$353,450	<b>\$356,950</b>	+ 1.0%	\$340,500	<b>\$359,995</b>	+ 5.7%
Average Sales Price*	\$362,664	<b>\$367,052</b>	+ 1.2%	\$357,486	<b>\$367,107</b>	+ 2.7%
Percent of Original List Price Received*	100.1%	<b>96.3%</b>	- 3.8%	99.8%	<b>96.0%</b>	- 3.8%
Days on Market Until Sale	18	<b>43</b>	+ 138.9%	18	<b>42</b>	+ 133.3%
Inventory of Homes for Sale	153	<b>396</b>	+ 158.8%	--	--	--

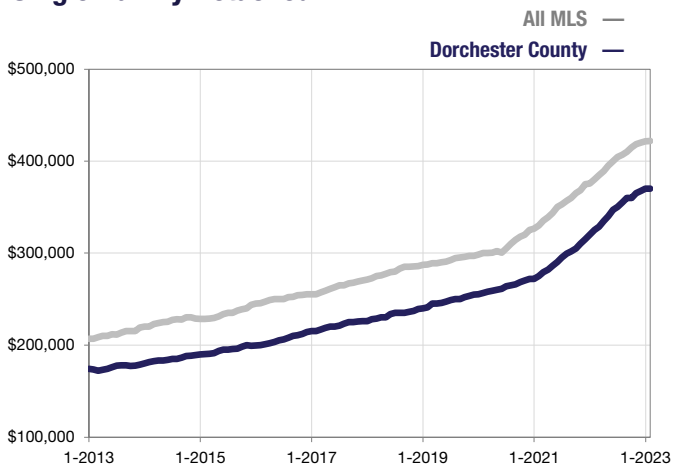
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Townhouse-Condo Attached	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	27	<b>30</b>	+ 11.1%	47	<b>61</b>	+ 29.8%
Closed Sales	20	<b>15</b>	- 25.0%	51	<b>33</b>	- 35.3%
Median Sales Price*	\$213,750	<b>\$256,500</b>	+ 20.0%	\$230,000	<b>\$253,000</b>	+ 10.0%
Average Sales Price*	\$226,405	<b>\$253,487</b>	+ 12.0%	\$227,635	<b>\$250,226</b>	+ 9.9%
Percent of Original List Price Received*	100.0%	<b>99.1%</b>	- 0.9%	99.9%	<b>98.1%</b>	- 1.8%
Days on Market Until Sale	10	<b>22</b>	+ 120.0%	10	<b>27</b>	+ 170.0%
Inventory of Homes for Sale	11	<b>40</b>	+ 263.6%	--	--	--

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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

