

Local Market Update – March 2023

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



Berkeley County

County: BER

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	623	567	- 9.0%	1,536	1,357	- 11.7%
Closed Sales	619	426	- 31.2%	1,368	1,073	- 21.6%
Median Sales Price*	\$375,855	\$379,998	+ 1.1%	\$367,900	\$379,900	+ 3.3%
Average Sales Price*	\$448,099	\$478,488	+ 6.8%	\$435,180	\$471,217	+ 8.3%
Percent of Original List Price Received*	100.7%	96.8%	- 3.9%	100.3%	95.9%	- 4.4%
Days on Market Until Sale	20	48	+ 140.0%	20	47	+ 135.0%
Inventory of Homes for Sale	392	681	+ 73.7%	--	--	--

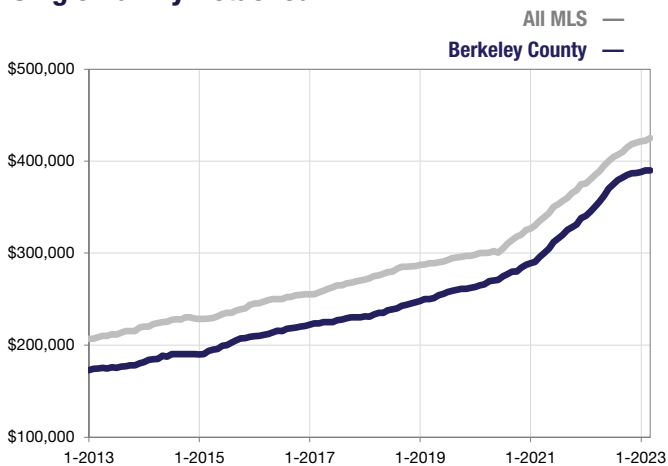
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	92	77	- 16.3%	210	179	- 14.8%
Closed Sales	69	60	- 13.0%	159	121	- 23.9%
Median Sales Price*	\$273,822	\$311,200	+ 13.7%	\$266,300	\$298,500	+ 12.1%
Average Sales Price*	\$314,231	\$337,917	+ 7.5%	\$324,612	\$338,301	+ 4.2%
Percent of Original List Price Received*	102.0%	97.9%	- 4.0%	100.6%	98.1%	- 2.5%
Days on Market Until Sale	25	37	+ 48.0%	22	38	+ 72.7%
Inventory of Homes for Sale	46	77	+ 67.4%	--	--	--

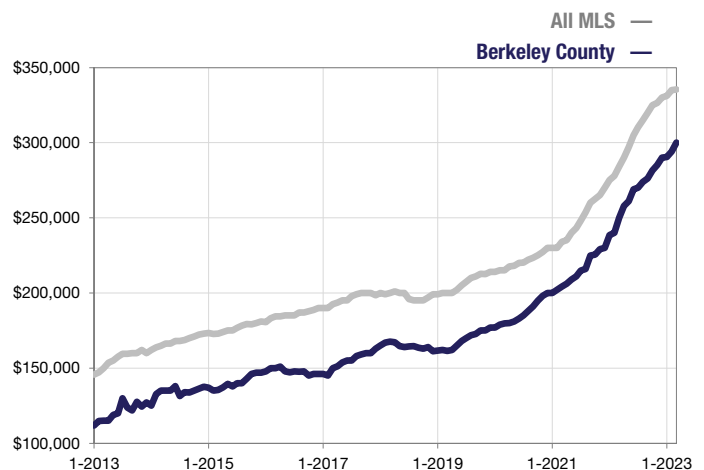
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – March 2023

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Charleston County

County: CHS

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	768	683	- 11.1%	1,952	1,650	- 15.5%
Closed Sales	676	513	- 24.1%	1,663	1,126	- 32.3%
Median Sales Price*	\$572,055	\$615,000	+ 7.5%	\$539,000	\$599,911	+ 11.3%
Average Sales Price*	\$843,948	\$907,768	+ 7.6%	\$774,471	\$854,351	+ 10.3%
Percent of Original List Price Received*	100.8%	96.0%	- 4.8%	99.6%	95.3%	- 4.3%
Days on Market Until Sale	19	39	+ 105.3%	22	41	+ 86.4%
Inventory of Homes for Sale	491	676	+ 37.7%	--	--	--

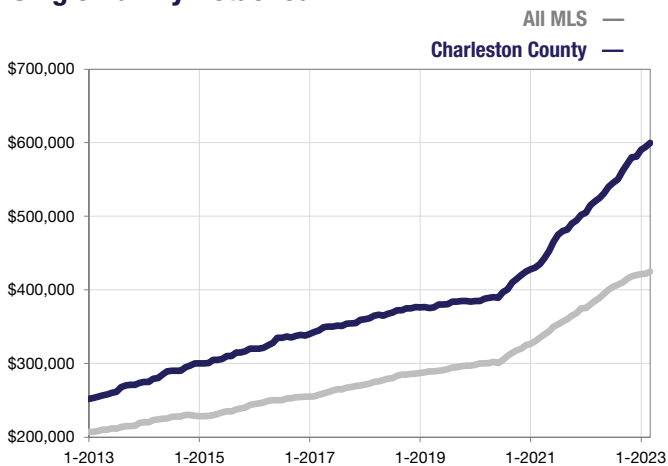
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Townhouse-Condo Attached	March			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	270	227	- 15.9%	702	498	- 29.1%
Closed Sales	236	163	- 30.9%	600	381	- 36.5%
Median Sales Price*	\$375,000	\$380,000	+ 1.3%	\$346,853	\$379,000	+ 9.3%
Average Sales Price*	\$501,837	\$490,389	- 2.3%	\$467,974	\$478,636	+ 2.3%
Percent of Original List Price Received*	101.1%	97.7%	- 3.4%	100.7%	96.7%	- 4.0%
Days on Market Until Sale	24	39	+ 62.5%	26	38	+ 46.2%
Inventory of Homes for Sale	127	196	+ 54.3%	--	--	--

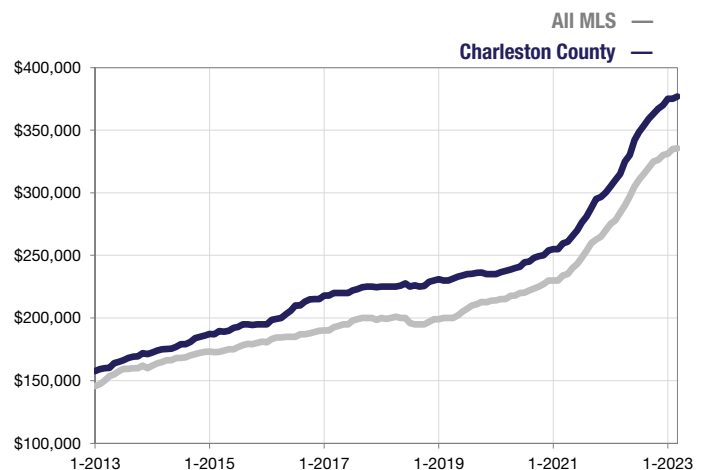
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – March 2023

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Dorchester County

County: DOR

Single-Family Detached	March			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	328	329	+ 0.3%	852	823	- 3.4%
Closed Sales	309	282	- 8.7%	755	626	- 17.1%
Median Sales Price*	\$364,625	\$370,000	+ 1.5%	\$350,000	\$364,902	+ 4.3%
Average Sales Price*	\$380,309	\$385,900	+ 1.5%	\$366,827	\$375,579	+ 2.4%
Percent of Original List Price Received*	100.7%	96.8%	- 3.9%	100.2%	96.4%	- 3.8%
Days on Market Until Sale	12	44	+ 266.7%	15	42	+ 180.0%
Inventory of Homes for Sale	172	401	+ 133.1%	--	--	--

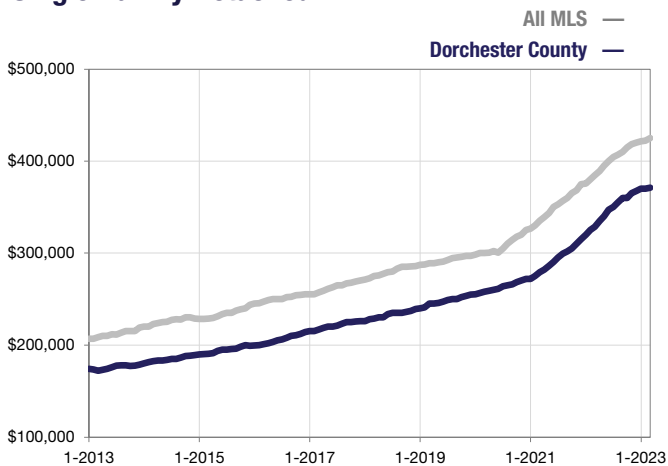
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Townhouse-Condo Attached	March			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	49	32	- 34.7%	96	93	- 3.1%
Closed Sales	34	23	- 32.4%	85	56	- 34.1%
Median Sales Price*	\$252,200	\$270,000	+ 7.1%	\$242,000	\$256,250	+ 5.9%
Average Sales Price*	\$244,767	\$253,156	+ 3.4%	\$234,488	\$251,429	+ 7.2%
Percent of Original List Price Received*	102.2%	98.8%	- 3.3%	100.8%	98.4%	- 2.4%
Days on Market Until Sale	7	16	+ 128.6%	9	22	+ 144.4%
Inventory of Homes for Sale	13	27	+ 107.7%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

