

Local Market Update – April 2023

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



Berkeley County

County: BER

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	617	474	- 23.2%	2,153	1,832	- 14.9%
Closed Sales	502	361	- 28.1%	1,871	1,439	- 23.1%
Median Sales Price*	\$390,000	\$390,000	0.0%	\$375,000	\$380,000	+ 1.3%
Average Sales Price*	\$471,952	\$509,285	+ 7.9%	\$445,057	\$480,759	+ 8.0%
Percent of Original List Price Received*	101.2%	97.1%	- 4.1%	100.6%	96.2%	- 4.4%
Days on Market Until Sale	16	48	+ 200.0%	19	47	+ 147.4%
Inventory of Homes for Sale	466	654	+ 40.3%	--	--	--

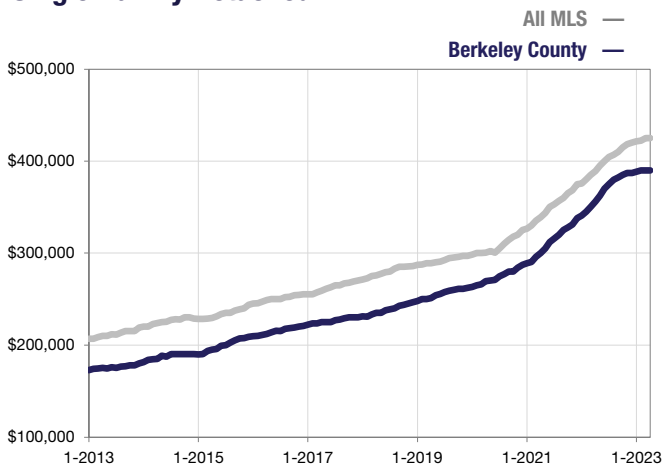
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	77	61	- 20.8%	287	240	- 16.4%
Closed Sales	68	45	- 33.8%	227	166	- 26.9%
Median Sales Price*	\$315,610	\$289,000	- 8.4%	\$270,000	\$295,000	+ 9.3%
Average Sales Price*	\$322,350	\$325,084	+ 0.8%	\$323,935	\$334,718	+ 3.3%
Percent of Original List Price Received*	101.2%	98.9%	- 2.3%	100.8%	98.3%	- 2.5%
Days on Market Until Sale	27	34	+ 25.9%	23	37	+ 60.9%
Inventory of Homes for Sale	45	75	+ 66.7%	--	--	--

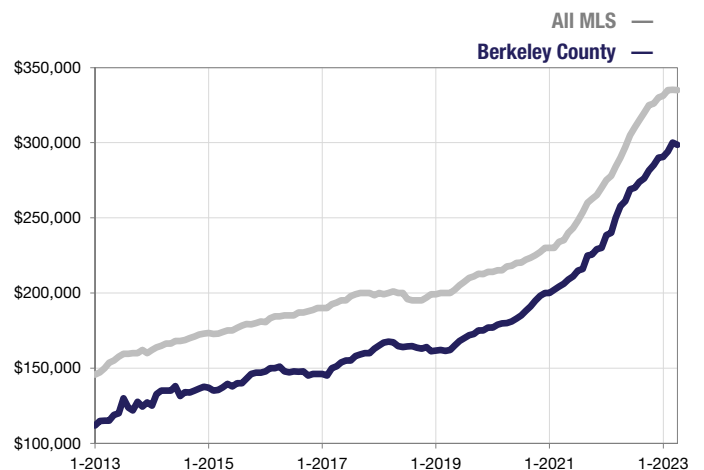
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – April 2023

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



Charleston County

County: CHS

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	764	593	- 22.4%	2,717	2,244	- 17.4%
Closed Sales	634	495	- 21.9%	2,297	1,630	- 29.0%
Median Sales Price*	\$600,250	\$569,900	- 5.1%	\$555,000	\$595,000	+ 7.2%
Average Sales Price*	\$907,021	\$820,633	- 9.5%	\$811,057	\$854,828	+ 5.4%
Percent of Original List Price Received*	101.4%	97.3%	- 4.0%	100.1%	95.9%	- 4.2%
Days on Market Until Sale	15	29	+ 93.3%	20	37	+ 85.0%
Inventory of Homes for Sale	528	684	+ 29.5%	--	--	--

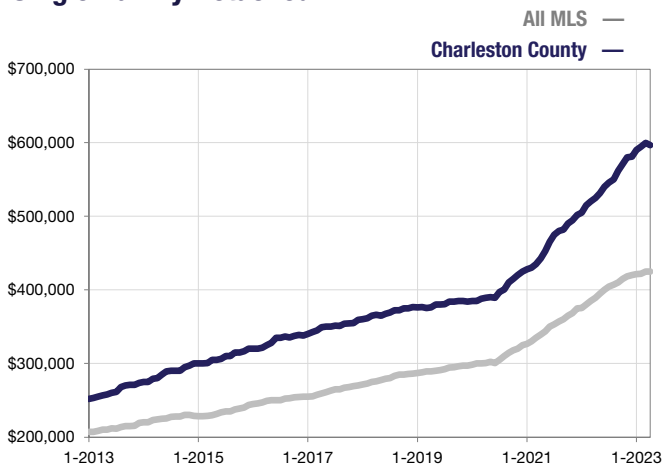
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Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	269	205	- 23.8%	971	703	- 27.6%
Closed Sales	254	163	- 35.8%	854	544	- 36.3%
Median Sales Price*	\$370,000	\$409,000	+ 10.5%	\$355,000	\$385,000	+ 8.5%
Average Sales Price*	\$510,282	\$502,341	- 1.6%	\$480,557	\$485,739	+ 1.1%
Percent of Original List Price Received*	101.8%	98.8%	- 2.9%	101.0%	97.4%	- 3.6%
Days on Market Until Sale	16	20	+ 25.0%	23	33	+ 43.5%
Inventory of Homes for Sale	134	194	+ 44.8%	--	--	--

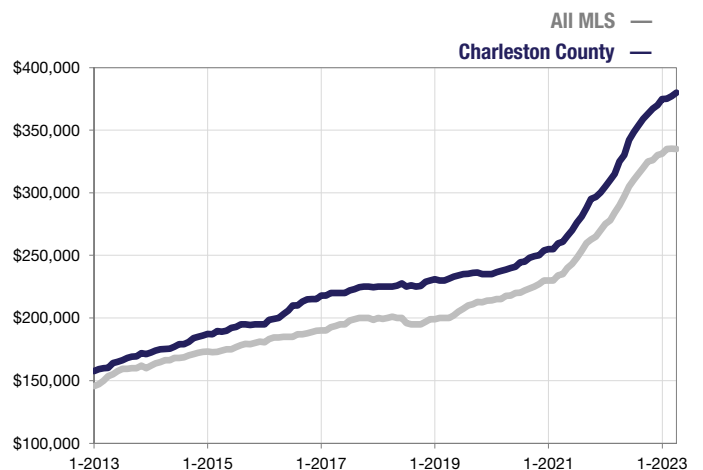
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – April 2023

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Dorchester County

County: DOR

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	366	320	- 12.6%	1,218	1,144	- 6.1%
Closed Sales	300	256	- 14.7%	1,055	887	- 15.9%
Median Sales Price*	\$360,837	\$383,995	+ 6.4%	\$355,000	\$369,995	+ 4.2%
Average Sales Price*	\$384,217	\$405,835	+ 5.6%	\$371,772	\$384,354	+ 3.4%
Percent of Original List Price Received*	101.4%	98.0%	- 3.4%	100.6%	96.8%	- 3.8%
Days on Market Until Sale	12	33	+ 175.0%	15	40	+ 166.7%
Inventory of Homes for Sale	203	368	+ 81.3%	--	--	--

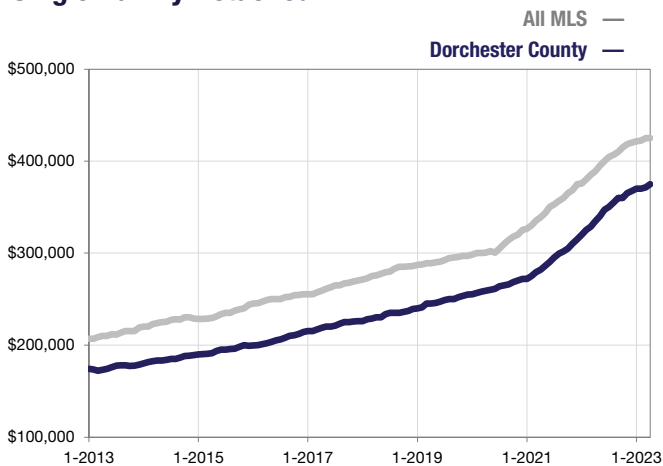
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Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	36	23	- 36.1%	132	116	- 12.1%
Closed Sales	39	33	- 15.4%	124	90	- 27.4%
Median Sales Price*	\$246,000	\$267,500	+ 8.7%	\$245,000	\$262,000	+ 6.9%
Average Sales Price*	\$242,222	\$264,995	+ 9.4%	\$236,920	\$257,414	+ 8.7%
Percent of Original List Price Received*	101.8%	98.1%	- 3.6%	101.1%	98.3%	- 2.8%
Days on Market Until Sale	3	30	+ 900.0%	7	25	+ 257.1%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

