

# Local Market Update – May 2023

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



## Berkeley County

County: BER

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	682	<b>523</b>	- 23.3%	2,835	<b>2,361</b>	- 16.7%
Closed Sales	548	<b>426</b>	- 22.3%	2,419	<b>1,869</b>	- 22.7%
Median Sales Price*	\$408,950	<b>\$389,990</b>	- 4.6%	\$380,900	<b>\$385,000</b>	+ 1.1%
Average Sales Price*	\$497,126	<b>\$512,096</b>	+ 3.0%	\$456,852	<b>\$488,244</b>	+ 6.9%
Percent of Original List Price Received*	101.3%	<b>98.1%</b>	- 3.2%	100.7%	<b>96.7%</b>	- 4.0%
Days on Market Until Sale	12	<b>39</b>	+ 225.0%	17	<b>45</b>	+ 164.7%
Inventory of Homes for Sale	573	<b>660</b>	+ 15.2%	--	--	--

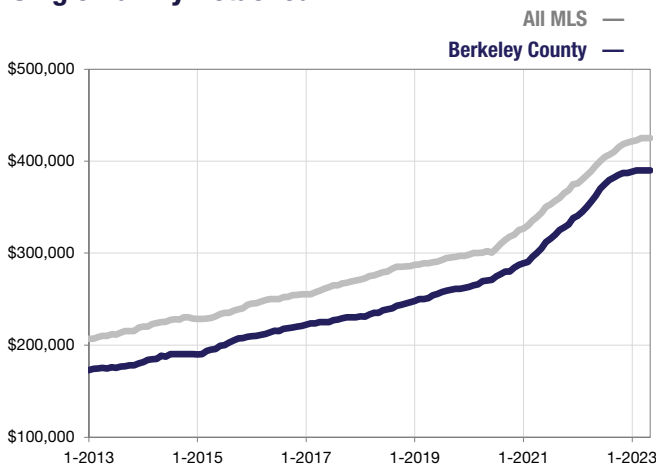
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	100	<b>58</b>	- 42.0%	387	<b>297</b>	- 23.3%
Closed Sales	70	<b>49</b>	- 30.0%	297	<b>215</b>	- 27.6%
Median Sales Price*	\$280,291	<b>\$320,613</b>	+ 14.4%	\$273,822	<b>\$300,168</b>	+ 9.6%
Average Sales Price*	\$313,960	<b>\$457,320</b>	+ 45.7%	\$321,584	<b>\$362,660</b>	+ 12.8%
Percent of Original List Price Received*	103.0%	<b>97.5%</b>	- 5.3%	101.3%	<b>98.1%</b>	- 3.2%
Days on Market Until Sale	22	<b>38</b>	+ 72.7%	23	<b>37</b>	+ 60.9%
Inventory of Homes for Sale	57	<b>67</b>	+ 17.5%	--	--	--

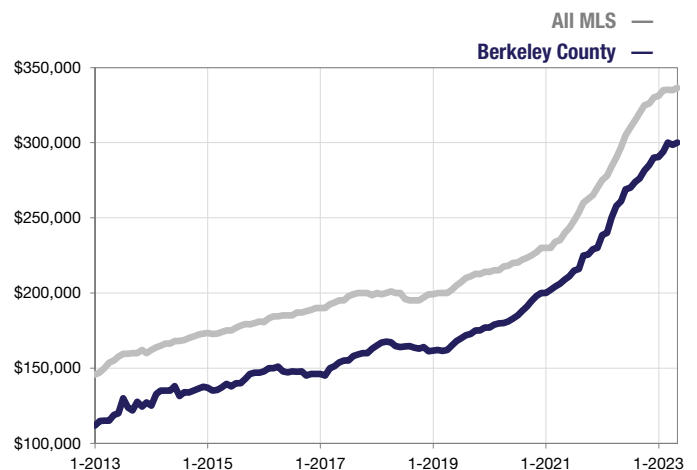
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Charleston County

County: CHS

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	870	<b>624</b>	- 28.3%	3,587	<b>2,869</b>	- 20.0%
Closed Sales	670	<b>547</b>	- 18.4%	2,967	<b>2,180</b>	- 26.5%
Median Sales Price*	\$604,386	<b>\$615,000</b>	+ 1.8%	\$565,000	<b>\$599,500</b>	+ 6.1%
Average Sales Price*	\$838,833	<b>\$927,430</b>	+ 10.6%	\$817,329	<b>\$872,523</b>	+ 6.8%
Percent of Original List Price Received*	101.2%	<b>97.7%</b>	- 3.5%	100.3%	<b>96.4%</b>	- 3.9%
Days on Market Until Sale	15	<b>27</b>	+ 80.0%	19	<b>35</b>	+ 84.2%
Inventory of Homes for Sale	730	<b>660</b>	- 9.6%	--	--	--

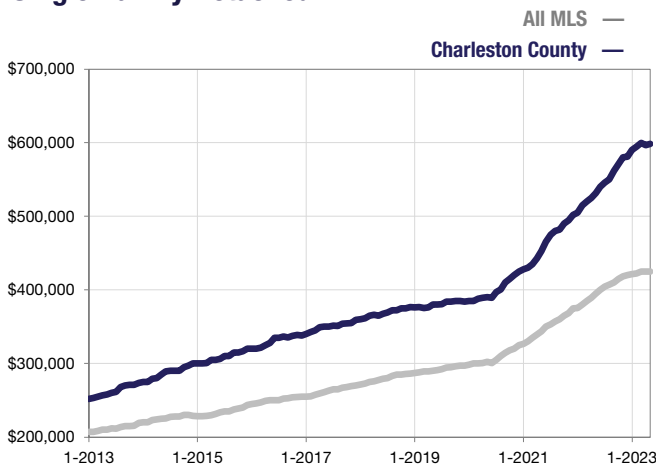
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Townhouse-Condo Attached	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	297	<b>223</b>	- 24.9%	1,268	<b>926</b>	- 27.0%
Closed Sales	276	<b>175</b>	- 36.6%	1,130	<b>720</b>	- 36.3%
Median Sales Price*	\$399,000	<b>\$422,000</b>	+ 5.8%	\$362,800	<b>\$390,000</b>	+ 7.5%
Average Sales Price*	\$502,917	<b>\$588,956</b>	+ 17.1%	\$486,018	<b>\$510,615</b>	+ 5.1%
Percent of Original List Price Received*	102.2%	<b>98.2%</b>	- 3.9%	101.3%	<b>97.6%</b>	- 3.7%
Days on Market Until Sale	13	<b>24</b>	+ 84.6%	21	<b>31</b>	+ 47.6%
Inventory of Homes for Sale	187	<b>209</b>	+ 11.8%	--	--	--

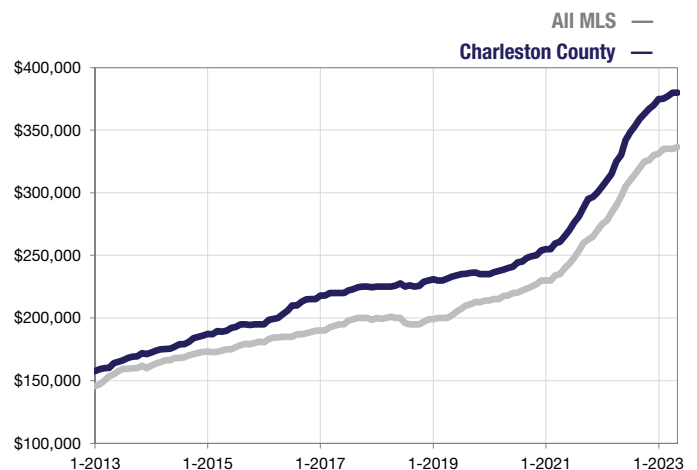
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Dorchester County

County: DOR

Single-Family Detached	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	392	342	- 12.8%	1,611	1,489	- 7.6%
Closed Sales	317	292	- 7.9%	1,372	1,183	- 13.8%
Median Sales Price*	\$375,000	\$395,000	+ 5.3%	\$358,225	\$375,000	+ 4.7%
Average Sales Price*	\$396,256	\$410,030	+ 3.5%	\$377,429	\$391,021	+ 3.6%
Percent of Original List Price Received*	101.5%	97.6%	- 3.8%	100.8%	97.0%	- 3.8%
Days on Market Until Sale	11	34	+ 209.1%	14	38	+ 171.4%
Inventory of Homes for Sale	267	380	+ 42.3%	--	--	--

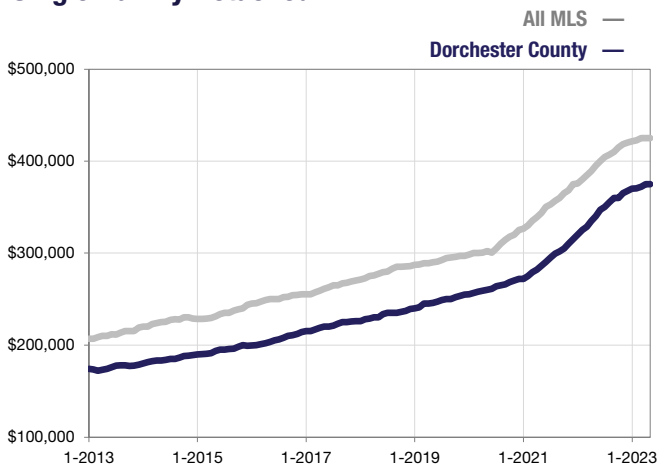
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Townhouse-Condo Attached	May			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	33	40	+ 21.2%	164	156	- 4.9%
Closed Sales	33	28	- 15.2%	157	118	- 24.8%
Median Sales Price*	\$255,000	\$269,500	+ 5.7%	\$246,900	\$263,375	+ 6.7%
Average Sales Price*	\$254,748	\$267,692	+ 5.1%	\$240,668	\$259,853	+ 8.0%
Percent of Original List Price Received*	104.8%	97.1%	- 7.3%	101.9%	98.0%	- 3.8%
Days on Market Until Sale	3	34	+ 1,033.3%	6	27	+ 350.0%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

