

# Local Market Update – June 2023

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



## Berkeley County

County: BER

### Single-Family Detached

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	635	<b>539</b>	- 15.1%	3,470	<b>2,915</b>	- 16.0%
Closed Sales	549	<b>491</b>	- 10.6%	2,968	<b>2,362</b>	- 20.4%
Median Sales Price*	\$409,500	<b>\$384,990</b>	- 6.0%	\$386,000	<b>\$384,995</b>	- 0.3%
Average Sales Price*	\$502,844	<b>\$513,597</b>	+ 2.1%	\$465,360	<b>\$493,533</b>	+ 6.1%
Percent of Original List Price Received*	100.7%	<b>98.1%</b>	- 2.6%	100.7%	<b>97.0%</b>	- 3.7%
Days on Market Until Sale	14	<b>34</b>	+ 142.9%	17	<b>43</b>	+ 152.9%
Inventory of Homes for Sale	720	<b>663</b>	- 7.9%	--	--	--

\* 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.

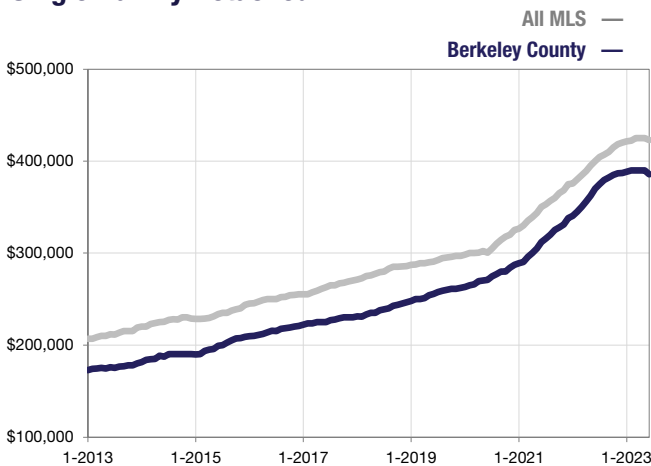
### Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	63	<b>80</b>	+ 27.0%	450	<b>378</b>	- 16.0%
Closed Sales	78	<b>41</b>	- 47.4%	375	<b>257</b>	- 31.5%
Median Sales Price*	\$302,500	<b>\$320,213</b>	+ 5.9%	\$278,891	<b>\$304,040</b>	+ 9.0%
Average Sales Price*	\$352,268	<b>\$391,884</b>	+ 11.2%	\$327,966	<b>\$367,117</b>	+ 11.9%
Percent of Original List Price Received*	102.3%	<b>98.3%</b>	- 3.9%	101.5%	<b>98.2%</b>	- 3.3%
Days on Market Until Sale	17	<b>20</b>	+ 17.6%	22	<b>34</b>	+ 54.5%
Inventory of Homes for Sale	68	<b>73</b>	+ 7.4%	--	--	--

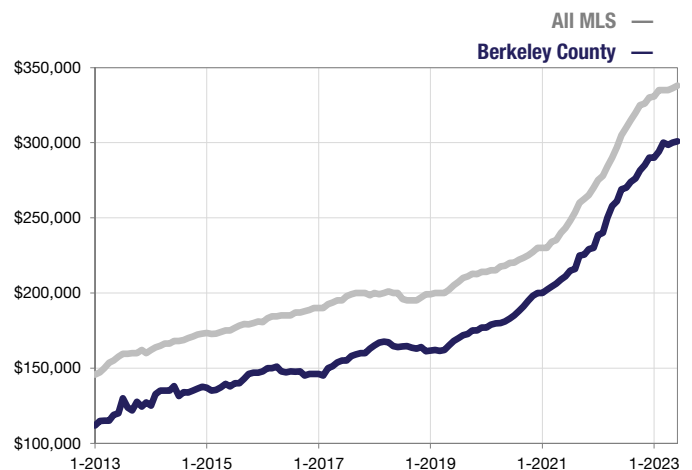
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Charleston County

County: CHS

Single-Family Detached	June			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	827	<b>613</b>	- 25.9%	4,414	<b>3,487</b>	- 21.0%
Closed Sales	657	<b>541</b>	- 17.7%	3,624	<b>2,724</b>	- 24.8%
Median Sales Price*	\$609,000	<b>\$649,000</b>	+ 6.6%	\$575,000	<b>\$606,628</b>	+ 5.5%
Average Sales Price*	\$867,981	<b>\$885,484</b>	+ 2.0%	\$826,512	<b>\$874,688</b>	+ 5.8%
Percent of Original List Price Received*	100.3%	<b>98.1%</b>	- 2.2%	100.3%	<b>96.7%</b>	- 3.6%
Days on Market Until Sale	11	<b>22</b>	+ 100.0%	17	<b>32</b>	+ 88.2%
Inventory of Homes for Sale	921	<b>729</b>	- 20.8%	--	--	--

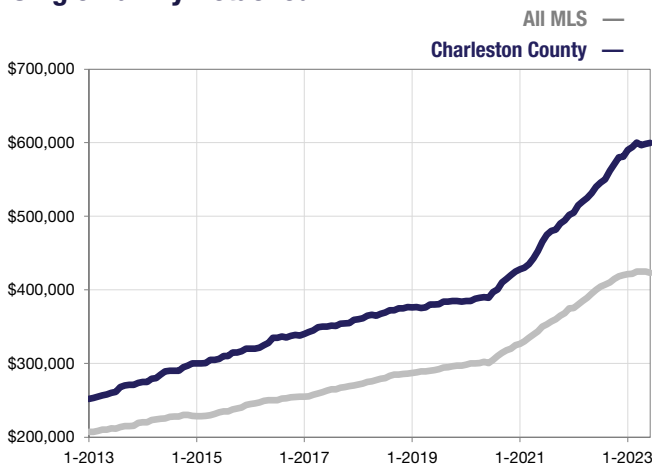
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Townhouse-Condo Attached	June			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	294	<b>215</b>	- 26.9%	1,562	<b>1,141</b>	- 27.0%
Closed Sales	243	<b>196</b>	- 19.3%	1,373	<b>919</b>	- 33.1%
Median Sales Price*	\$397,000	<b>\$400,000</b>	+ 0.8%	\$367,000	<b>\$395,000</b>	+ 7.6%
Average Sales Price*	\$517,466	<b>\$489,180</b>	- 5.5%	\$491,584	<b>\$506,420</b>	+ 3.0%
Percent of Original List Price Received*	101.6%	<b>99.7%</b>	- 1.9%	101.4%	<b>98.0%</b>	- 3.4%
Days on Market Until Sale	12	<b>15</b>	+ 25.0%	19	<b>27</b>	+ 42.1%
Inventory of Homes for Sale	242	<b>227</b>	- 6.2%	--	--	--

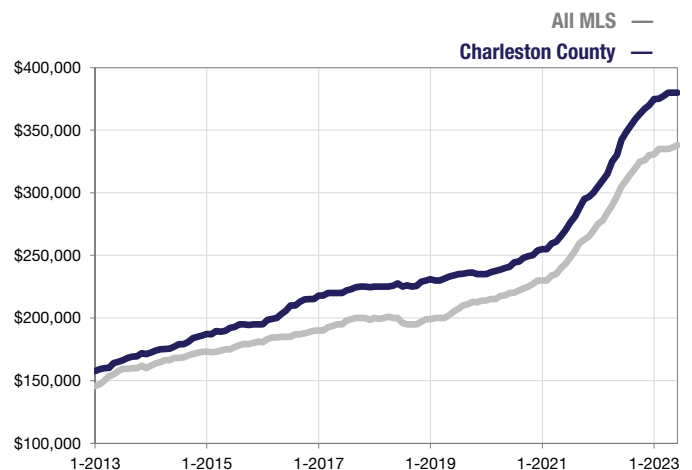
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – June 2023

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## Dorchester County

County: DOR

### Single-Family Detached

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	459	304	- 33.8%	2,070	1,794	- 13.3%
Closed Sales	321	327	+ 1.9%	1,693	1,514	- 10.6%
Median Sales Price*	\$375,301	\$380,000	+ 1.3%	\$360,000	\$378,000	+ 5.0%
Average Sales Price*	\$391,095	\$406,463	+ 3.9%	\$380,013	\$394,313	+ 3.8%
Percent of Original List Price Received*	101.5%	98.1%	- 3.3%	100.9%	97.3%	- 3.6%
Days on Market Until Sale	10	34	+ 240.0%	13	37	+ 184.6%
Inventory of Homes for Sale	384	354	- 7.8%	--	--	--

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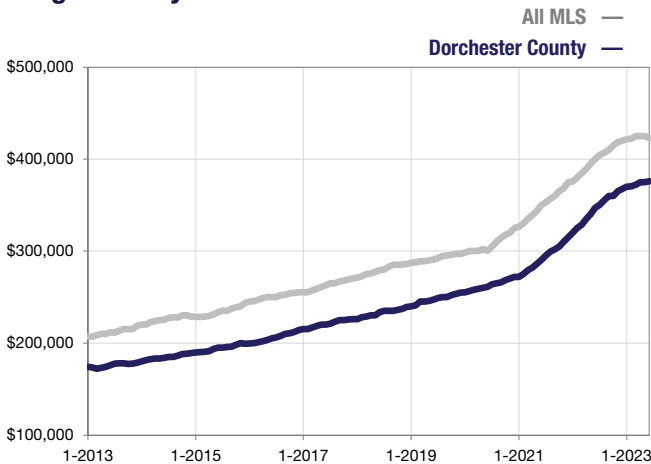
### Townhouse-Condo Attached

Key Metrics	June			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	41	46	+ 12.2%	205	202	- 1.5%
Closed Sales	38	36	- 5.3%	195	156	- 20.0%
Median Sales Price*	\$265,000	\$275,750	+ 4.1%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$264,247	\$274,371	+ 3.8%	\$245,263	\$263,263	+ 7.3%
Percent of Original List Price Received*	101.0%	99.0%	- 2.0%	101.7%	98.3%	- 3.3%
Days on Market Until Sale	5	16	+ 220.0%	6	24	+ 300.0%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--

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## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

