

# Local Market Update – July 2023

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



## Berkeley County

County: BER

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	595	<b>516</b>	- 13.3%	4,064	<b>3,424</b>	- 15.7%
Closed Sales	449	<b>418</b>	- 6.9%	3,417	<b>2,795</b>	- 18.2%
Median Sales Price*	\$394,976	<b>\$381,000</b>	- 3.5%	\$387,300	<b>\$384,076</b>	- 0.8%
Average Sales Price*	\$476,157	<b>\$470,450</b>	- 1.2%	\$466,778	<b>\$488,977</b>	+ 4.8%
Percent of Original List Price Received*	100.0%	<b>98.4%</b>	- 1.6%	100.6%	<b>97.2%</b>	- 3.4%
Days on Market Until Sale	14	<b>29</b>	+ 107.1%	16	<b>41</b>	+ 156.3%
Inventory of Homes for Sale	886	<b>663</b>	- 25.2%	--	--	--

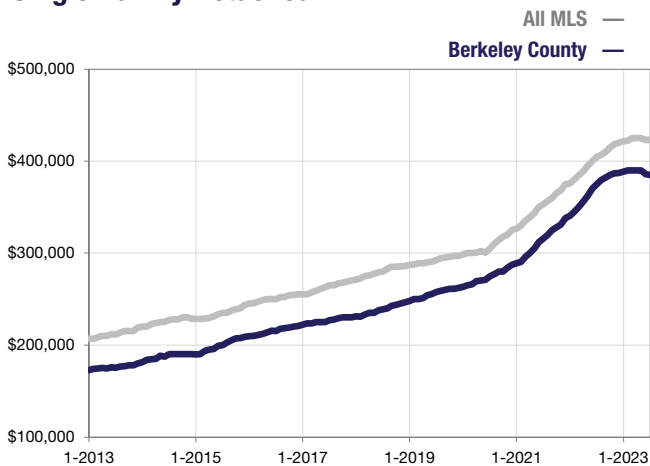
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	62	<b>61</b>	- 1.6%	513	<b>448</b>	- 12.7%
Closed Sales	68	<b>54</b>	- 20.6%	443	<b>312</b>	- 29.6%
Median Sales Price*	\$300,000	<b>\$300,000</b>	0.0%	\$283,500	<b>\$302,250</b>	+ 6.6%
Average Sales Price*	\$319,351	<b>\$372,430</b>	+ 16.6%	\$326,643	<b>\$368,094</b>	+ 12.7%
Percent of Original List Price Received*	101.1%	<b>98.3%</b>	- 2.8%	101.4%	<b>98.2%</b>	- 3.2%
Days on Market Until Sale	14	<b>24</b>	+ 71.4%	20	<b>32</b>	+ 60.0%
Inventory of Homes for Sale	73	<b>84</b>	+ 15.1%	--	--	--

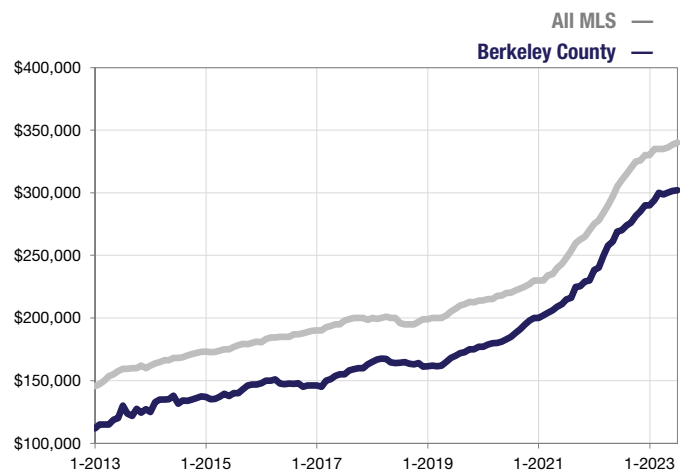
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Charleston County

County: CHS

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	701	504	- 28.1%	5,115	3,999	- 21.8%
Closed Sales	540	399	- 26.1%	4,164	3,136	- 24.7%
Median Sales Price*	\$575,000	\$641,750	+ 11.6%	\$575,000	\$611,107	+ 6.3%
Average Sales Price*	\$836,639	\$934,605	+ 11.7%	\$827,825	\$882,226	+ 6.6%
Percent of Original List Price Received*	99.4%	97.5%	- 1.9%	100.2%	96.8%	- 3.4%
Days on Market Until Sale	11	23	+ 109.1%	17	31	+ 82.4%
Inventory of Homes for Sale	997	740	- 25.8%	--	--	--

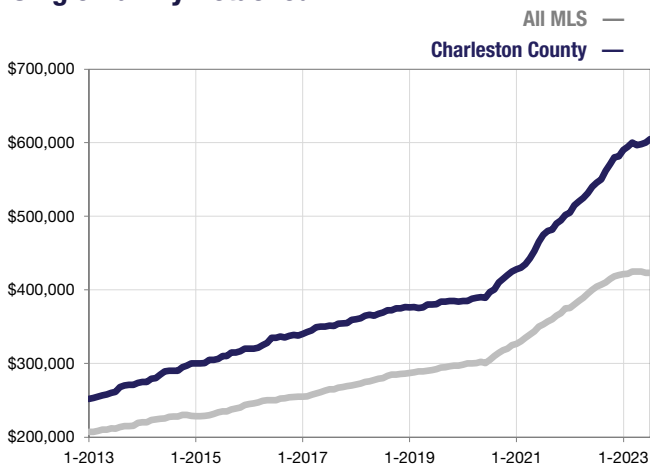
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Townhouse-Condo Attached	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	211	206	- 2.4%	1,773	1,347	- 24.0%
Closed Sales	196	138	- 29.6%	1,569	1,059	- 32.5%
Median Sales Price*	\$366,000	\$390,500	+ 6.7%	\$367,000	\$395,000	+ 7.6%
Average Sales Price*	\$502,269	\$513,987	+ 2.3%	\$492,919	\$507,490	+ 3.0%
Percent of Original List Price Received*	99.7%	98.9%	- 0.8%	101.1%	98.2%	- 2.9%
Days on Market Until Sale	8	19	+ 137.5%	18	26	+ 44.4%
Inventory of Homes for Sale	274	255	- 6.9%	--	--	--

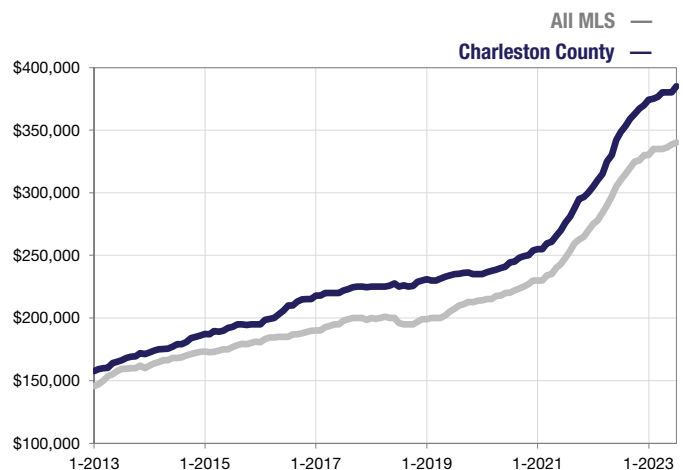
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – July 2023

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## Dorchester County

County: DOR

Single-Family Detached	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	394	<b>310</b>	- 21.3%	2,464	<b>2,106</b>	- 14.5%
Closed Sales	291	<b>232</b>	- 20.3%	1,984	<b>1,752</b>	- 11.7%
Median Sales Price*	\$371,992	<b>\$386,685</b>	+ 3.9%	\$362,000	<b>\$379,083</b>	+ 4.7%
Average Sales Price*	\$398,684	<b>\$397,184</b>	- 0.4%	\$382,753	<b>\$394,704</b>	+ 3.1%
Percent of Original List Price Received*	100.4%	<b>97.9%</b>	- 2.5%	100.8%	<b>97.4%</b>	- 3.4%
Days on Market Until Sale	12	<b>30</b>	+ 150.0%	13	<b>36</b>	+ 176.9%
Inventory of Homes for Sale	455	<b>361</b>	- 20.7%	--	--	--

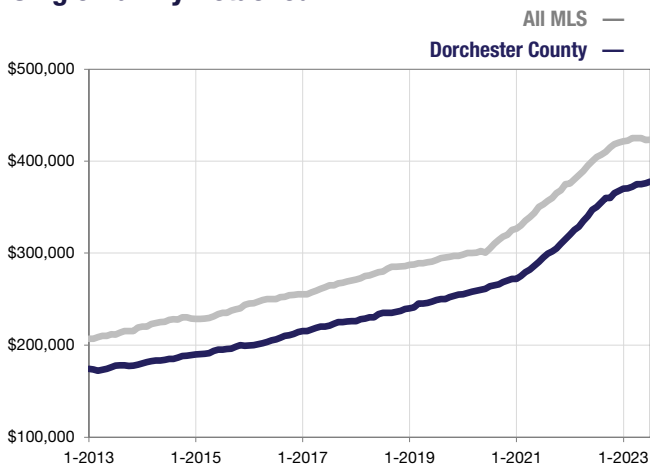
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Townhouse-Condo Attached	July			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	33	<b>56</b>	+ 69.7%	238	<b>258</b>	+ 8.4%
Closed Sales	23	<b>22</b>	- 4.3%	218	<b>178</b>	- 18.3%
Median Sales Price*	\$257,000	<b>\$293,500</b>	+ 14.2%	\$250,000	<b>\$267,001</b>	+ 6.8%
Average Sales Price*	\$247,422	<b>\$278,891</b>	+ 12.7%	\$245,490	<b>\$265,194</b>	+ 8.0%
Percent of Original List Price Received*	102.1%	<b>99.7%</b>	- 2.4%	101.8%	<b>98.4%</b>	- 3.3%
Days on Market Until Sale	6	<b>14</b>	+ 133.3%	6	<b>23</b>	+ 283.3%
Inventory of Homes for Sale	24	<b>53</b>	+ 120.8%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

