

Local Market Update – August 2023

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	538	510	- 5.2%	4,602	3,973	- 13.7%
Closed Sales	422	469	+ 11.1%	3,839	3,265	- 15.0%
Median Sales Price*	\$384,950	\$382,750	- 0.6%	\$386,900	\$384,000	- 0.7%
Average Sales Price*	\$475,303	\$459,187	- 3.4%	\$467,715	\$484,688	+ 3.6%
Percent of Original List Price Received*	99.1%	98.4%	- 0.7%	100.5%	97.4%	- 3.1%
Days on Market Until Sale	20	30	+ 50.0%	17	39	+ 129.4%
Inventory of Homes for Sale	933	688	- 26.3%	--	--	--

* 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.

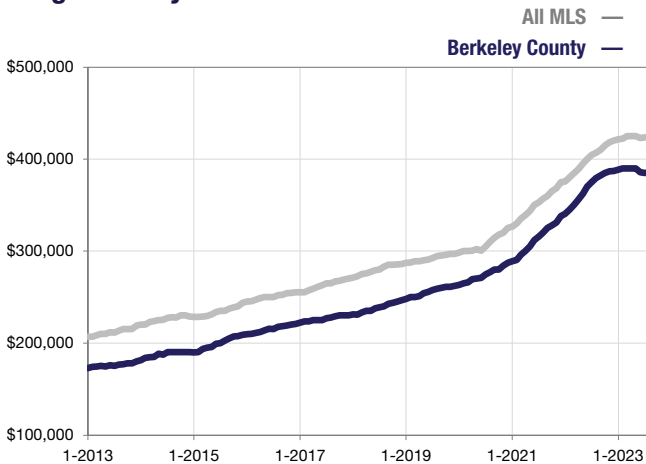
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	47	100	+ 112.8%	560	551	- 1.6%
Closed Sales	50	64	+ 28.0%	493	378	- 23.3%
Median Sales Price*	\$298,000	\$310,000	+ 4.0%	\$286,000	\$305,500	+ 6.8%
Average Sales Price*	\$319,171	\$391,320	+ 22.6%	\$325,886	\$372,177	+ 14.2%
Percent of Original List Price Received*	100.1%	98.3%	- 1.8%	101.3%	98.2%	- 3.1%
Days on Market Until Sale	16	42	+ 162.5%	20	34	+ 70.0%
Inventory of Homes for Sale	76	125	+ 64.5%	--	--	--

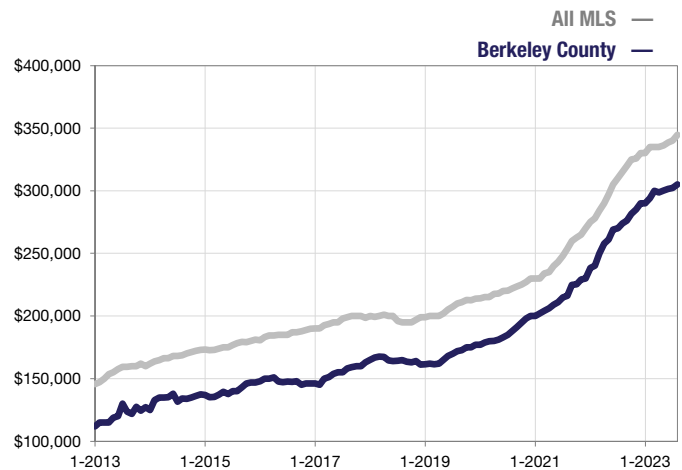
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – August 2023

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	612	597	- 2.5%	5,727	4,596	- 19.7%
Closed Sales	533	447	- 16.1%	4,697	3,588	- 23.6%
Median Sales Price*	\$580,000	\$640,000	+ 10.3%	\$575,000	\$615,000	+ 7.0%
Average Sales Price*	\$819,046	\$866,570	+ 5.8%	\$826,829	\$880,194	+ 6.5%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.7%	99.9%	97.0%	- 2.9%
Days on Market Until Sale	17	26	+ 52.9%	17	30	+ 76.5%
Inventory of Homes for Sale	974	775	- 20.4%	--	--	--

* 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.

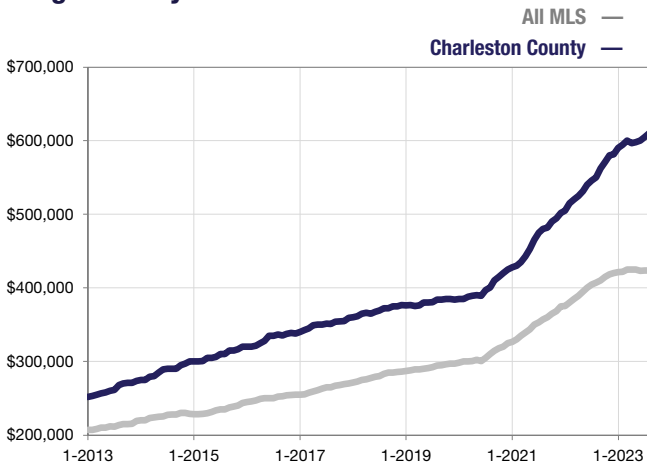
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	216	197	- 8.8%	1,989	1,545	- 22.3%
Closed Sales	192	153	- 20.3%	1,761	1,217	- 30.9%
Median Sales Price*	\$370,500	\$430,000	+ 16.1%	\$367,000	\$399,000	+ 8.7%
Average Sales Price*	\$451,137	\$546,810	+ 21.2%	\$488,363	\$512,114	+ 4.9%
Percent of Original List Price Received*	99.3%	98.2%	- 1.1%	100.9%	98.2%	- 2.7%
Days on Market Until Sale	19	22	+ 15.8%	18	25	+ 38.9%
Inventory of Homes for Sale	285	281	- 1.4%	--	--	--

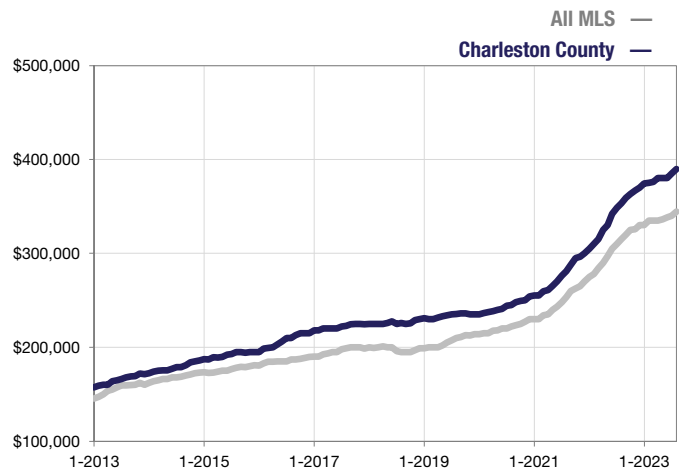
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – August 2023

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



Dorchester County

County: DOR

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	333	320	- 3.9%	2,797	2,424	- 13.3%
Closed Sales	271	278	+ 2.6%	2,255	2,034	- 9.8%
Median Sales Price*	\$373,400	\$379,950	+ 1.8%	\$364,200	\$379,718	+ 4.3%
Average Sales Price*	\$389,327	\$400,853	+ 3.0%	\$383,544	\$395,585	+ 3.1%
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	100.6%	97.4%	- 3.2%
Days on Market Until Sale	19	30	+ 57.9%	14	35	+ 150.0%
Inventory of Homes for Sale	469	399	- 14.9%	--	--	--

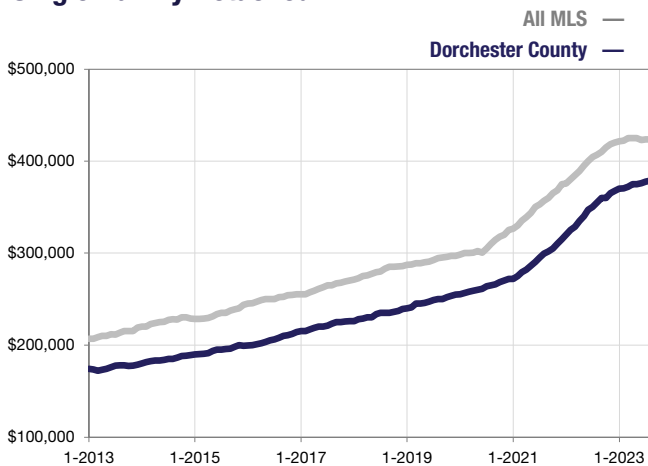
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	41	63	+ 53.7%	279	323	+ 15.8%
Closed Sales	36	43	+ 19.4%	254	222	- 12.6%
Median Sales Price*	\$250,000	\$304,490	+ 21.8%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$246,991	\$295,740	+ 19.7%	\$245,703	\$271,195	+ 10.4%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	101.5%	98.6%	- 2.9%
Days on Market Until Sale	9	23	+ 155.6%	7	23	+ 228.6%
Inventory of Homes for Sale	35	73	+ 108.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

