

Local Market Update – September 2023

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



Berkeley County

County: BER

Single-Family Detached	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	561	463	- 17.5%	5,163	4,457	- 13.7%
Closed Sales	460	416	- 9.6%	4,299	3,689	- 14.2%
Median Sales Price*	\$394,950	\$387,589	- 1.9%	\$387,740	\$384,900	- 0.7%
Average Sales Price*	\$486,945	\$502,277	+ 3.1%	\$469,773	\$486,654	+ 3.6%
Percent of Original List Price Received*	98.1%	98.1%	0.0%	100.2%	97.4%	- 2.8%
Days on Market Until Sale	22	33	+ 50.0%	17	38	+ 123.5%
Inventory of Homes for Sale	965	715	- 25.9%	--	--	--

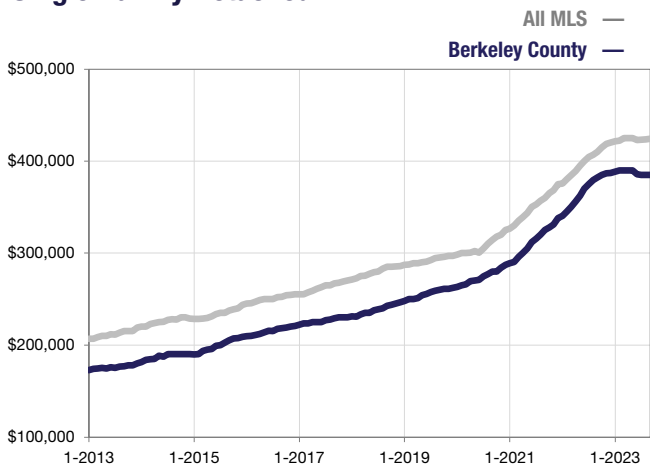
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	71	72	+ 1.4%	631	624	- 1.1%
Closed Sales	55	61	+ 10.9%	548	439	- 19.9%
Median Sales Price*	\$311,727	\$319,900	+ 2.6%	\$291,036	\$307,900	+ 5.8%
Average Sales Price*	\$372,389	\$354,878	- 4.7%	\$330,553	\$368,543	+ 11.5%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	101.1%	98.5%	- 2.6%
Days on Market Until Sale	15	43	+ 186.7%	20	35	+ 75.0%
Inventory of Homes for Sale	83	127	+ 53.0%	--	--	--

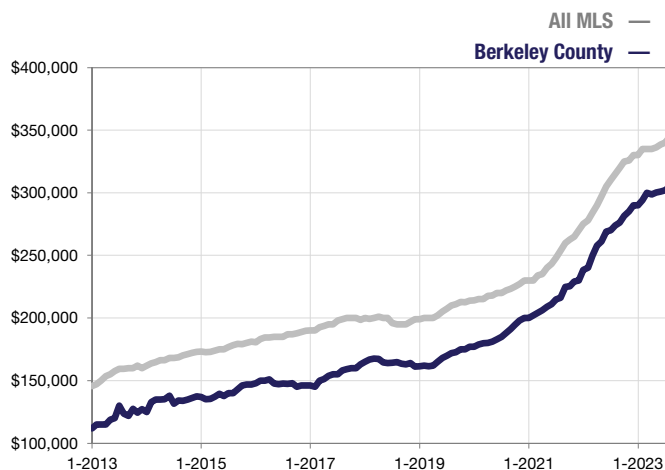
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – September 2023

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Charleston County

County: CHS

Single-Family Detached	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	570	554	- 2.8%	6,297	5,151	- 18.2%
Closed Sales	461	397	- 13.9%	5,158	3,989	- 22.7%
Median Sales Price*	\$589,000	\$630,000	+ 7.0%	\$575,000	\$615,000	+ 7.0%
Average Sales Price*	\$772,501	\$915,217	+ 18.5%	\$821,973	\$883,348	+ 7.5%
Percent of Original List Price Received*	96.3%	97.2%	+ 0.9%	99.6%	97.0%	- 2.6%
Days on Market Until Sale	20	24	+ 20.0%	17	30	+ 76.5%
Inventory of Homes for Sale	999	865	- 13.4%	--	--	--

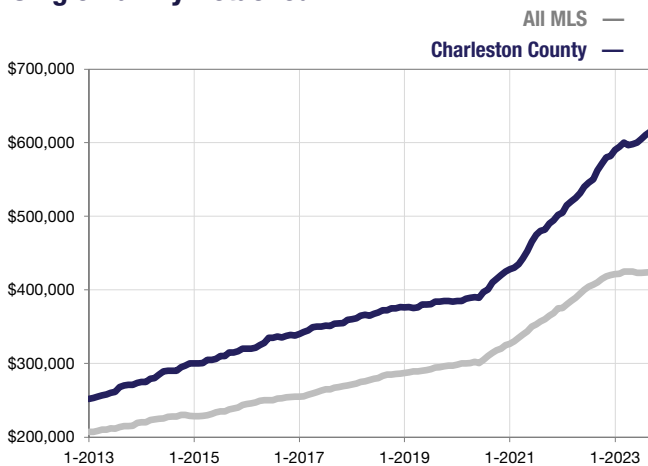
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Townhouse-Condo Attached	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	158	184	+ 16.5%	2,147	1,729	- 19.5%
Closed Sales	173	145	- 16.2%	1,934	1,367	- 29.3%
Median Sales Price*	\$380,000	\$435,000	+ 14.5%	\$369,318	\$405,000	+ 9.7%
Average Sales Price*	\$495,614	\$579,854	+ 17.0%	\$489,012	\$519,117	+ 6.2%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	100.6%	98.1%	- 2.5%
Days on Market Until Sale	23	28	+ 21.7%	18	26	+ 44.4%
Inventory of Homes for Sale	276	292	+ 5.8%	--	--	--

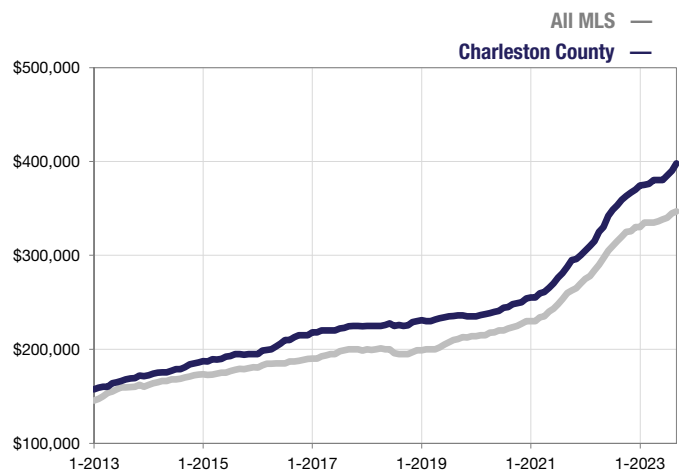
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – September 2023

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Dorchester County

County: DOR

Single-Family Detached	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	257	268	+ 4.3%	3,054	2,691	- 11.9%
Closed Sales	250	195	- 22.0%	2,505	2,234	- 10.8%
Median Sales Price*	\$384,500	\$390,000	+ 1.4%	\$365,000	\$379,947	+ 4.1%
Average Sales Price*	\$401,501	\$409,182	+ 1.9%	\$385,330	\$396,648	+ 2.9%
Percent of Original List Price Received*	97.5%	97.3%	- 0.2%	100.3%	97.4%	- 2.9%
Days on Market Until Sale	21	34	+ 61.9%	14	35	+ 150.0%
Inventory of Homes for Sale	450	442	- 1.8%	--	--	--

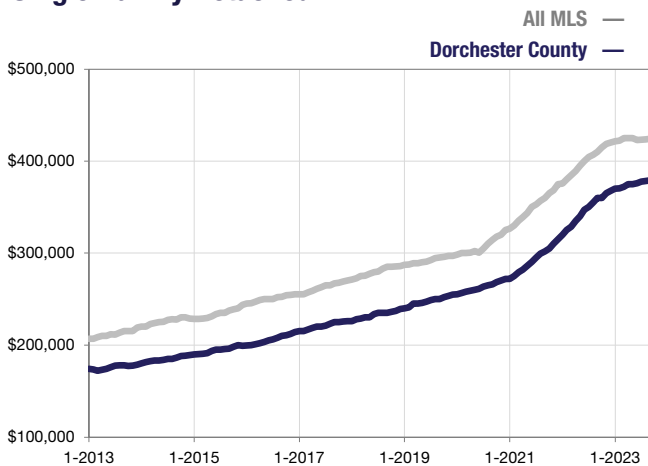
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Townhouse-Condo Attached	September			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	34	44	+ 29.4%	313	367	+ 17.3%
Closed Sales	24	29	+ 20.8%	278	251	- 9.7%
Median Sales Price*	\$255,000	\$293,400	+ 15.1%	\$250,000	\$275,000	+ 10.0%
Average Sales Price*	\$250,925	\$281,089	+ 12.0%	\$246,154	\$272,338	+ 10.6%
Percent of Original List Price Received*	97.8%	97.9%	+ 0.1%	101.2%	98.5%	- 2.7%
Days on Market Until Sale	11	24	+ 118.2%	7	23	+ 228.6%
Inventory of Homes for Sale	37	72	+ 94.6%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

