

Local Market Update – October 2023

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



Berkeley County

County: BER

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	498	452	- 9.2%	5,661	4,911	- 13.2%
Closed Sales	400	340	- 15.0%	4,699	4,036	- 14.1%
Median Sales Price*	\$385,812	\$395,000	+ 2.4%	\$387,280	\$385,000	- 0.6%
Average Sales Price*	\$471,661	\$507,757	+ 7.7%	\$469,934	\$488,410	+ 3.9%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	100.0%	97.5%	- 2.5%
Days on Market Until Sale	30	36	+ 20.0%	18	38	+ 111.1%
Inventory of Homes for Sale	1,037	757	- 27.0%	--	--	--

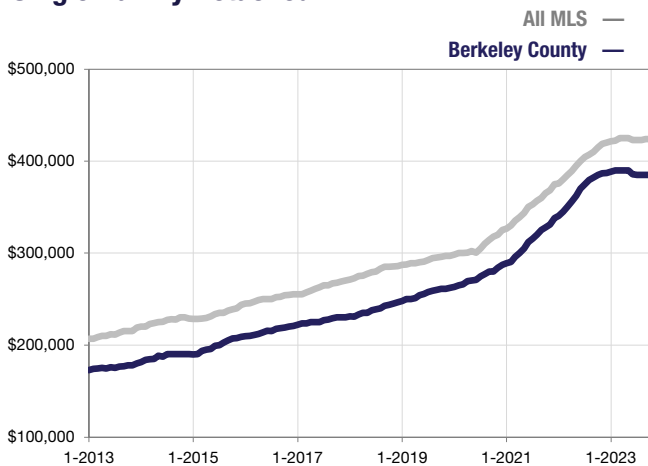
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	50	58	+ 16.0%	681	682	+ 0.1%
Closed Sales	53	60	+ 13.2%	601	502	- 16.5%
Median Sales Price*	\$275,000	\$311,663	+ 13.3%	\$290,000	\$308,839	+ 6.5%
Average Sales Price*	\$348,958	\$441,551	+ 26.5%	\$332,176	\$377,098	+ 13.5%
Percent of Original List Price Received*	97.7%	96.5%	- 1.2%	100.8%	98.3%	- 2.5%
Days on Market Until Sale	24	67	+ 179.2%	20	39	+ 95.0%
Inventory of Homes for Sale	87	133	+ 52.9%	--	--	--

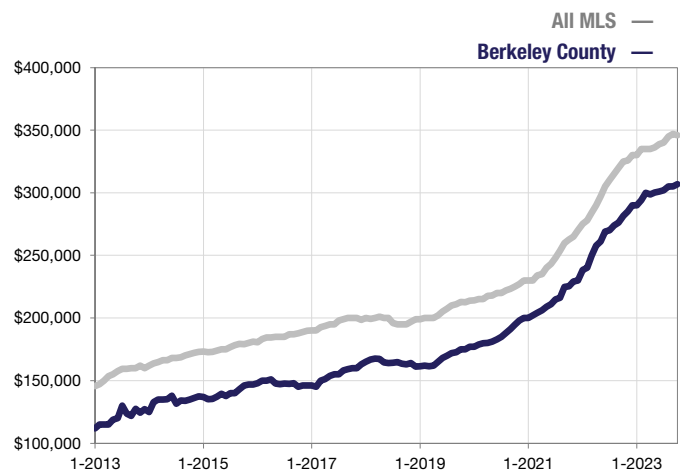
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – October 2023

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Charleston County

County: CHS

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	573	604	+ 5.4%	6,870	5,757	- 16.2%
Closed Sales	458	415	- 9.4%	5,616	4,409	- 21.5%
Median Sales Price*	\$611,283	\$640,000	+ 4.7%	\$575,571	\$616,033	+ 7.0%
Average Sales Price*	\$800,087	\$964,766	+ 20.6%	\$820,188	\$891,112	+ 8.6%
Percent of Original List Price Received*	96.9%	96.8%	- 0.1%	99.3%	97.0%	- 2.3%
Days on Market Until Sale	21	26	+ 23.8%	17	29	+ 70.6%
Inventory of Homes for Sale	1,031	907	- 12.0%	--	--	--

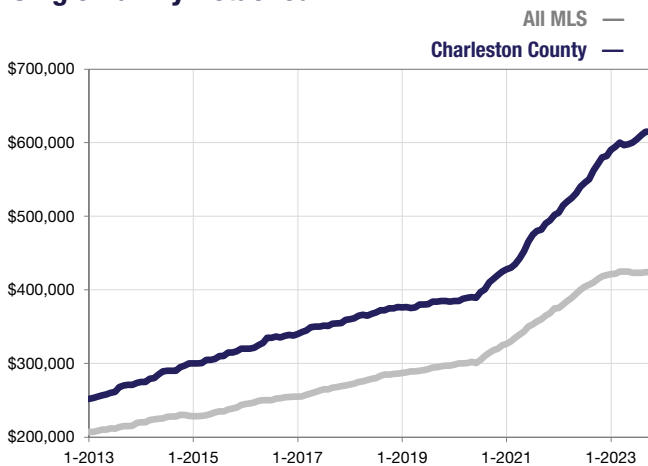
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Townhouse-Condo Attached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	175	191	+ 9.1%	2,322	1,921	- 17.3%
Closed Sales	128	129	+ 0.8%	2,062	1,499	- 27.3%
Median Sales Price*	\$376,950	\$400,000	+ 6.1%	\$369,950	\$405,000	+ 9.5%
Average Sales Price*	\$513,434	\$580,236	+ 13.0%	\$490,528	\$524,669	+ 7.0%
Percent of Original List Price Received*	97.0%	97.2%	+ 0.2%	100.4%	98.0%	- 2.4%
Days on Market Until Sale	26	23	- 11.5%	19	25	+ 31.6%
Inventory of Homes for Sale	297	310	+ 4.4%	--	--	--

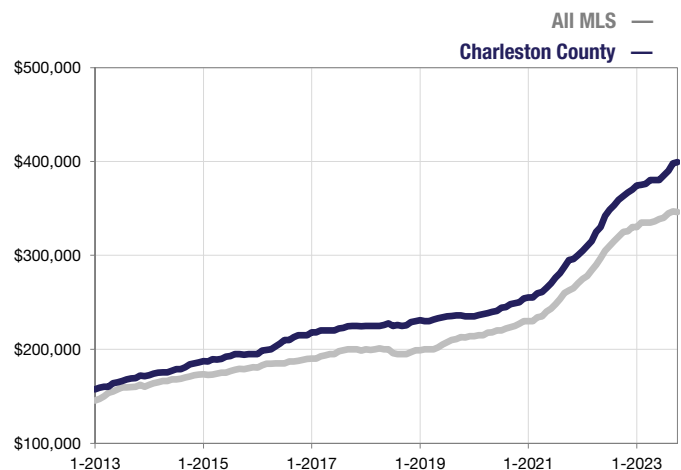
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – October 2023

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Dorchester County

County: DOR

Single-Family Detached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	324	269	- 17.0%	3,378	2,960	- 12.4%
Closed Sales	220	204	- 7.3%	2,726	2,448	- 10.2%
Median Sales Price*	\$370,000	\$391,886	+ 5.9%	\$365,000	\$380,000	+ 4.1%
Average Sales Price*	\$388,133	\$407,147	+ 4.9%	\$385,663	\$397,576	+ 3.1%
Percent of Original List Price Received*	95.9%	97.3%	+ 1.5%	99.9%	97.4%	- 2.5%
Days on Market Until Sale	24	31	+ 29.2%	15	34	+ 126.7%
Inventory of Homes for Sale	528	447	- 15.3%	--	--	--

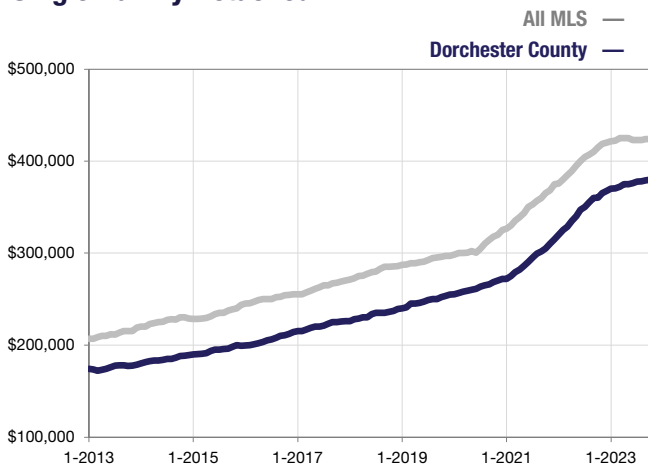
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Townhouse-Condo Attached	October			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	25	70	+ 180.0%	338	437	+ 29.3%
Closed Sales	23	36	+ 56.5%	301	289	- 4.0%
Median Sales Price*	\$260,000	\$289,055	+ 11.2%	\$250,000	\$276,500	+ 10.6%
Average Sales Price*	\$249,361	\$280,753	+ 12.6%	\$246,399	\$273,649	+ 11.1%
Percent of Original List Price Received*	98.1%	98.6%	+ 0.5%	101.0%	98.5%	- 2.5%
Days on Market Until Sale	20	23	+ 15.0%	8	23	+ 187.5%
Inventory of Homes for Sale	34	71	+ 108.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

