

# Local Market Update – November 2023

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



## Berkeley County

County: BER

### Single-Family Detached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	391	<b>373</b>	- 4.6%	6,052	<b>5,287</b>	- 12.6%
Closed Sales	358	<b>339</b>	- 5.3%	5,057	<b>4,381</b>	- 13.4%
Median Sales Price*	\$392,477	<b>\$393,654</b>	+ 0.3%	\$387,900	<b>\$385,000</b>	- 0.7%
Average Sales Price*	\$456,232	<b>\$450,808</b>	- 1.2%	\$468,969	<b>\$485,288</b>	+ 3.5%
Percent of Original List Price Received*	97.0%	<b>97.8%</b>	+ 0.8%	99.8%	<b>97.5%</b>	- 2.3%
Days on Market Until Sale	29	<b>32</b>	+ 10.3%	19	<b>38</b>	+ 100.0%
Inventory of Homes for Sale	1,031	<b>751</b>	- 27.2%	--	--	--

\* 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.

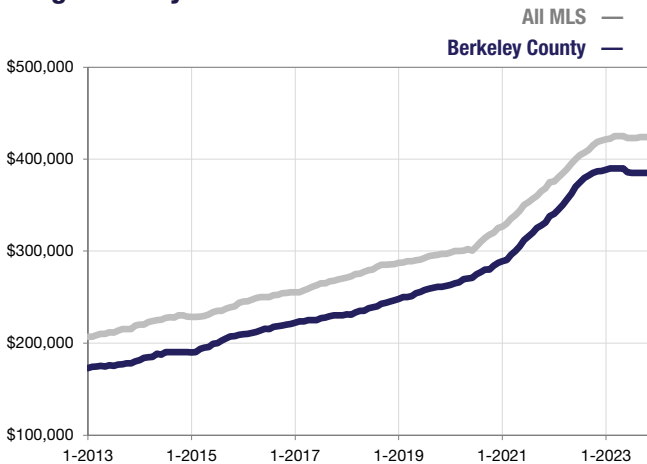
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	52	<b>63</b>	+ 21.2%	733	<b>746</b>	+ 1.8%
Closed Sales	34	<b>67</b>	+ 97.1%	635	<b>569</b>	- 10.4%
Median Sales Price*	\$287,000	<b>\$320,000</b>	+ 11.5%	\$290,000	<b>\$310,000</b>	+ 6.9%
Average Sales Price*	\$324,645	<b>\$351,200</b>	+ 8.2%	\$331,773	<b>\$374,049</b>	+ 12.7%
Percent of Original List Price Received*	97.9%	<b>98.6%</b>	+ 0.7%	100.6%	<b>98.3%</b>	- 2.3%
Days on Market Until Sale	33	<b>50</b>	+ 51.5%	21	<b>40</b>	+ 90.5%
Inventory of Homes for Sale	102	<b>150</b>	+ 47.1%	--	--	--

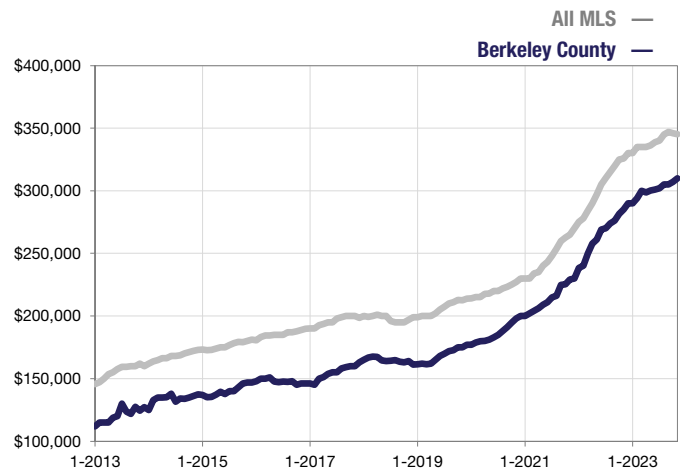
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



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## Charleston County

County: CHS

### Single-Family Detached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	478	<b>463</b>	- 3.1%	7,348	<b>6,221</b>	- 15.3%
Closed Sales	379	<b>363</b>	- 4.2%	5,995	<b>4,781</b>	- 20.3%
Median Sales Price*	\$600,000	<b>\$615,000</b>	+ 2.5%	\$580,000	<b>\$615,907</b>	+ 6.2%
Average Sales Price*	\$819,543	<b>\$928,038</b>	+ 13.2%	\$820,148	<b>\$893,815</b>	+ 9.0%
Percent of Original List Price Received*	95.6%	<b>96.4%</b>	+ 0.8%	99.1%	<b>96.9%</b>	- 2.2%
Days on Market Until Sale	28	<b>30</b>	+ 7.1%	18	<b>29</b>	+ 61.1%
Inventory of Homes for Sale	997	<b>956</b>	- 4.1%	--	--	--

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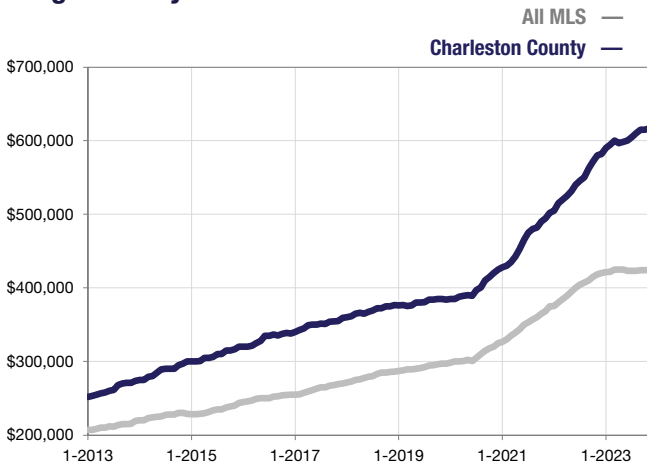
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	140	<b>154</b>	+ 10.0%	2,462	<b>2,076</b>	- 15.7%
Closed Sales	115	<b>120</b>	+ 4.3%	2,177	<b>1,621</b>	- 25.5%
Median Sales Price*	\$385,000	<b>\$413,750</b>	+ 7.5%	\$370,000	<b>\$405,000</b>	+ 9.5%
Average Sales Price*	\$507,367	<b>\$543,304</b>	+ 7.1%	\$491,418	<b>\$525,568</b>	+ 6.9%
Percent of Original List Price Received*	96.7%	<b>96.7%</b>	0.0%	100.2%	<b>97.9%</b>	- 2.3%
Days on Market Until Sale	25	<b>35</b>	+ 40.0%	19	<b>26</b>	+ 36.8%
Inventory of Homes for Sale	277	<b>327</b>	+ 18.1%	--	--	--

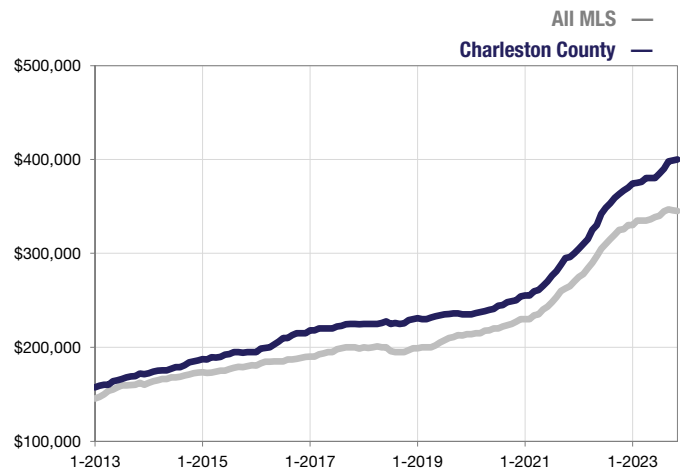
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### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached



# Local Market Update – November 2023

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## Dorchester County

County: DOR

### Single-Family Detached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	231	240	+ 3.9%	3,609	3,202	- 11.3%
Closed Sales	250	190	- 24.0%	2,976	2,647	- 11.1%
Median Sales Price*	\$381,000	\$369,950	- 2.9%	\$367,231	\$379,904	+ 3.5%
Average Sales Price*	\$382,425	\$394,133	+ 3.1%	\$385,392	\$397,317	+ 3.1%
Percent of Original List Price Received*	95.5%	97.3%	+ 1.9%	99.5%	97.4%	- 2.1%
Days on Market Until Sale	24	26	+ 8.3%	16	34	+ 112.5%
Inventory of Homes for Sale	514	479	- 6.8%	--	--	--

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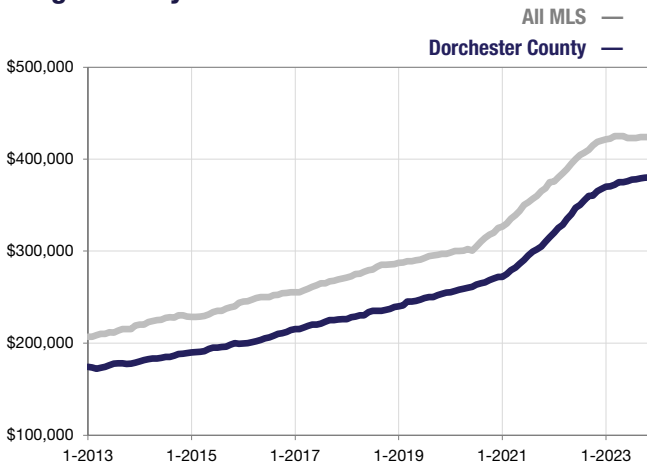
### Townhouse-Condo Attached

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	31	38	+ 22.6%	369	475	+ 28.7%
Closed Sales	25	65	+ 160.0%	326	354	+ 8.6%
Median Sales Price*	\$249,000	\$286,731	+ 15.2%	\$250,000	\$280,000	+ 12.0%
Average Sales Price*	\$237,212	\$278,851	+ 17.6%	\$245,694	\$274,604	+ 11.8%
Percent of Original List Price Received*	97.2%	98.2%	+ 1.0%	100.7%	98.4%	- 2.3%
Days on Market Until Sale	19	21	+ 10.5%	9	23	+ 155.6%
Inventory of Homes for Sale	38	61	+ 60.5%	--	--	--

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

#### Single-Family Detached



#### Townhouse-Condo Attached

