

Local Market Update – December 2023

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



Berkeley County

County: BER

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	316	304	- 3.8%	6,368	5,592	- 12.2%
Closed Sales	355	333	- 6.2%	5,412	4,719	- 12.8%
Median Sales Price*	\$375,400	\$395,167	+ 5.3%	\$387,000	\$385,995	- 0.3%
Average Sales Price*	\$425,164	\$492,287	+ 15.8%	\$466,094	\$485,819	+ 4.2%
Percent of Original List Price Received*	96.6%	97.4%	+ 0.8%	99.6%	97.5%	- 2.1%
Days on Market Until Sale	40	43	+ 7.5%	21	38	+ 81.0%
Inventory of Homes for Sale	891	674	- 24.4%	--	--	--

* 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.

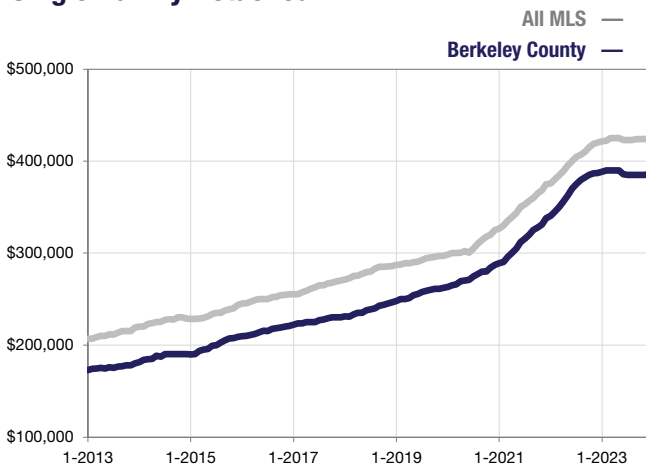
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	24	48	+ 100.0%	757	796	+ 5.2%
Closed Sales	34	54	+ 58.8%	669	623	- 6.9%
Median Sales Price*	\$304,500	\$315,500	+ 3.6%	\$290,000	\$310,000	+ 6.9%
Average Sales Price*	\$323,586	\$338,300	+ 4.5%	\$331,357	\$371,101	+ 12.0%
Percent of Original List Price Received*	97.2%	98.7%	+ 1.5%	100.5%	98.3%	- 2.2%
Days on Market Until Sale	45	35	- 22.2%	22	40	+ 81.8%
Inventory of Homes for Sale	93	148	+ 59.1%	--	--	--

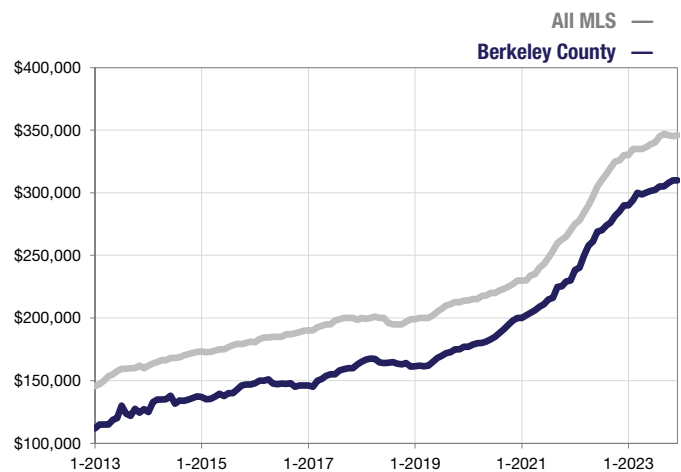
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – December 2023

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Charleston County

County: CHS

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	343	311	- 9.3%	7,691	6,534	- 15.0%
Closed Sales	413	360	- 12.8%	6,408	5,148	- 19.7%
Median Sales Price*	\$625,000	\$628,500	+ 0.6%	\$581,611	\$617,500	+ 6.2%
Average Sales Price*	\$840,024	\$832,383	- 0.9%	\$821,423	\$889,833	+ 8.3%
Percent of Original List Price Received*	94.3%	95.8%	+ 1.6%	98.8%	96.9%	- 1.9%
Days on Market Until Sale	32	33	+ 3.1%	19	30	+ 57.9%
Inventory of Homes for Sale	869	807	- 7.1%	--	--	--

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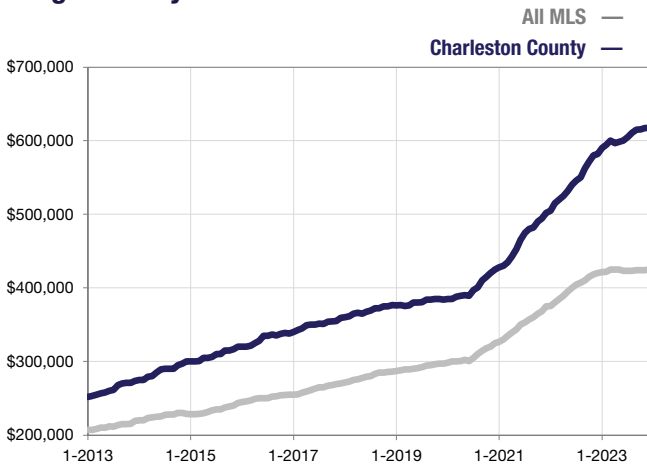
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	101	113	+ 11.9%	2,563	2,189	- 14.6%
Closed Sales	132	122	- 7.6%	2,309	1,747	- 24.3%
Median Sales Price*	\$358,250	\$405,000	+ 13.0%	\$370,000	\$405,000	+ 9.5%
Average Sales Price*	\$478,963	\$603,025	+ 25.9%	\$490,706	\$530,982	+ 8.2%
Percent of Original List Price Received*	96.4%	96.9%	+ 0.5%	100.0%	97.9%	- 2.1%
Days on Market Until Sale	32	42	+ 31.3%	20	27	+ 35.0%
Inventory of Homes for Sale	248	279	+ 12.5%	--	--	--

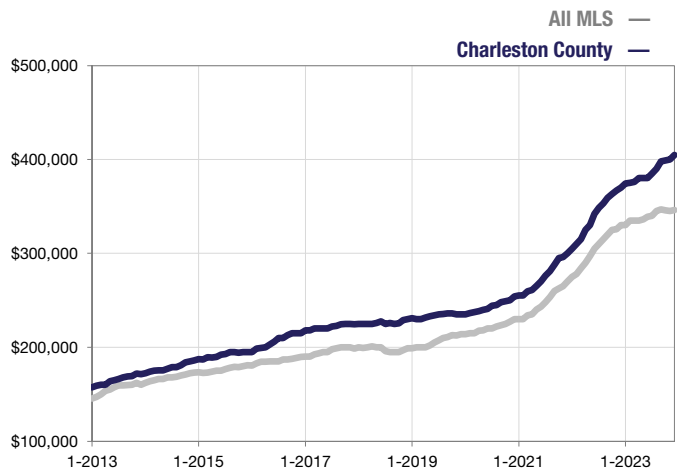
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Local Market Update – December 2023

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Dorchester County

County: DOR

Single-Family Detached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	194	214	+ 10.3%	3,803	3,414	- 10.2%
Closed Sales	208	163	- 21.6%	3,184	2,815	- 11.6%
Median Sales Price*	\$375,000	\$382,945	+ 2.1%	\$367,672	\$380,000	+ 3.4%
Average Sales Price*	\$385,865	\$390,872	+ 1.3%	\$385,423	\$397,065	+ 3.0%
Percent of Original List Price Received*	95.1%	96.6%	+ 1.6%	99.3%	97.4%	- 1.9%
Days on Market Until Sale	35	35	0.0%	17	34	+ 100.0%
Inventory of Homes for Sale	465	469	+ 0.9%	--	--	--

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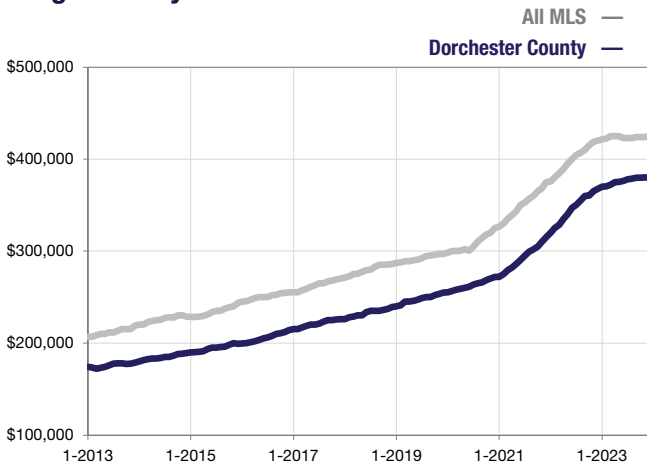
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	17	40	+ 135.3%	386	516	+ 33.7%
Closed Sales	27	44	+ 63.0%	353	401	+ 13.6%
Median Sales Price*	\$250,000	\$295,493	+ 18.2%	\$250,000	\$282,500	+ 13.0%
Average Sales Price*	\$242,837	\$293,921	+ 21.0%	\$245,476	\$277,022	+ 12.9%
Percent of Original List Price Received*	96.5%	98.8%	+ 2.4%	100.3%	98.5%	- 1.8%
Days on Market Until Sale	22	31	+ 40.9%	10	24	+ 140.0%
Inventory of Homes for Sale	31	60	+ 93.5%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

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