

# Local Market Update – February 2023

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



## Charleston County

County: CHS

Single-Family Detached	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	613	<b>525</b>	- 14.4%	1,184	<b>965</b>	- 18.5%
Closed Sales	522	<b>331</b>	- 36.6%	987	<b>610</b>	- 38.2%
Median Sales Price*	\$542,000	<b>\$555,000</b>	+ 2.4%	\$515,000	<b>\$575,500</b>	+ 11.7%
Average Sales Price*	\$767,942	<b>\$819,690</b>	+ 6.7%	\$726,886	<b>\$810,265</b>	+ 11.5%
Percent of Original List Price Received*	99.3%	<b>94.9%</b>	- 4.4%	98.7%	<b>94.7%</b>	- 4.1%
Days on Market Until Sale	25	<b>46</b>	+ 84.0%	24	<b>43</b>	+ 79.2%
Inventory of Homes for Sale	436	<b>727</b>	+ 66.7%	--	--	--

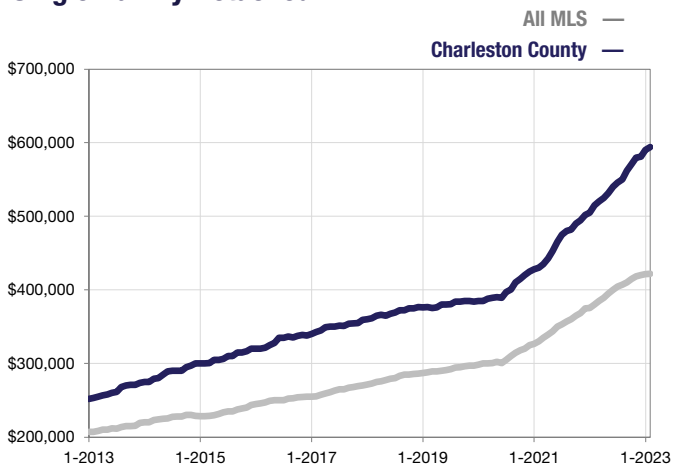
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	February			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	229	<b>146</b>	- 36.2%	432	<b>271</b>	- 37.3%
Closed Sales	187	<b>124</b>	- 33.7%	364	<b>217</b>	- 40.4%
Median Sales Price*	\$340,000	<b>\$375,000</b>	+ 10.3%	\$330,500	<b>\$373,534</b>	+ 13.0%
Average Sales Price*	\$467,716	<b>\$467,702</b>	- 0.0%	\$446,018	<b>\$470,032</b>	+ 5.4%
Percent of Original List Price Received*	100.9%	<b>96.3%</b>	- 4.6%	100.4%	<b>96.0%</b>	- 4.4%
Days on Market Until Sale	22	<b>42</b>	+ 90.9%	27	<b>37</b>	+ 37.0%
Inventory of Homes for Sale	136	<b>180</b>	+ 32.4%	--	--	--

\* 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

