

Local Market Update – October 2022

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



Greater North Charleston

Areas 31 & 32

| Single-Family Detached | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 121 | 90 | - 25.6% | 1,163 | 1,049 | - 9.8% |
| Closed Sales | 108 | 71 | - 34.3% | 1,007 | 909 | - 9.7% |
| Median Sales Price* | \$251,500 | \$287,000 | + 14.1% | \$252,000 | \$295,000 | + 17.1% |
| Average Sales Price* | \$268,217 | \$283,375 | + 5.7% | \$264,692 | \$302,466 | + 14.3% |
| Percent of Original List Price Received* | 99.2% | 97.1% | - 2.1% | 99.5% | 99.5% | 0.0% |
| Days on Market Until Sale | 10 | 19 | + 90.0% | 14 | 13 | - 7.1% |
| Inventory of Homes for Sale | 104 | 113 | + 8.7% | -- | -- | -- |

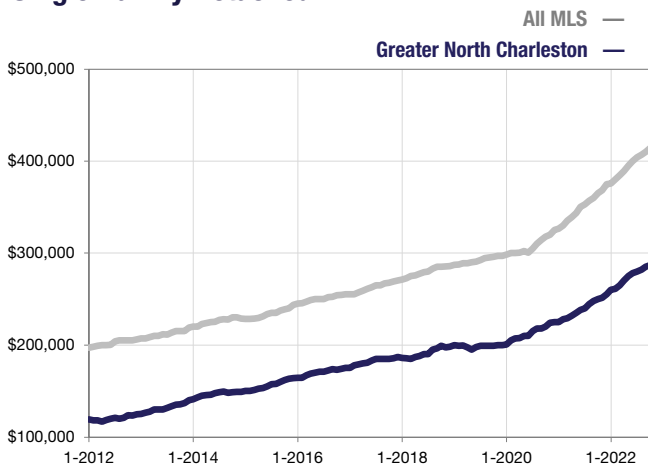
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached | October | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2021 | 2022 | Percent Change | 2021 | 2022 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 46 | 11 | - 76.1% | 436 | 346 | - 20.6% |
| Closed Sales | 47 | 22 | - 53.2% | 408 | 311 | - 23.8% |
| Median Sales Price* | \$250,660 | \$232,500 | - 7.2% | \$219,950 | \$250,000 | + 13.7% |
| Average Sales Price* | \$262,581 | \$238,919 | - 9.0% | \$229,000 | \$270,010 | + 17.9% |
| Percent of Original List Price Received* | 101.1% | 96.8% | - 4.3% | 100.8% | 101.0% | + 0.2% |
| Days on Market Until Sale | 27 | 33 | + 22.2% | 26 | 14 | - 46.2% |
| Inventory of Homes for Sale | 42 | 52 | + 23.8% | -- | -- | -- |

* 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

