

Local Market Update – January 2023

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



Downtown Charleston

Area 51

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	19	13	- 31.6%	19	13	- 31.6%
Closed Sales	17	6	- 64.7%	17	6	- 64.7%
Median Sales Price*	\$880,000	\$2,105,500	+ 139.3%	\$880,000	\$2,105,500	+ 139.3%
Average Sales Price*	\$1,308,471	\$2,050,167	+ 56.7%	\$1,308,471	\$2,050,167	+ 56.7%
Percent of Original List Price Received*	95.7%	96.2%	+ 0.5%	95.7%	96.2%	+ 0.5%
Days on Market Until Sale	35	41	+ 17.1%	35	41	+ 17.1%
Inventory of Homes for Sale	43	45	+ 4.7%	--	--	--

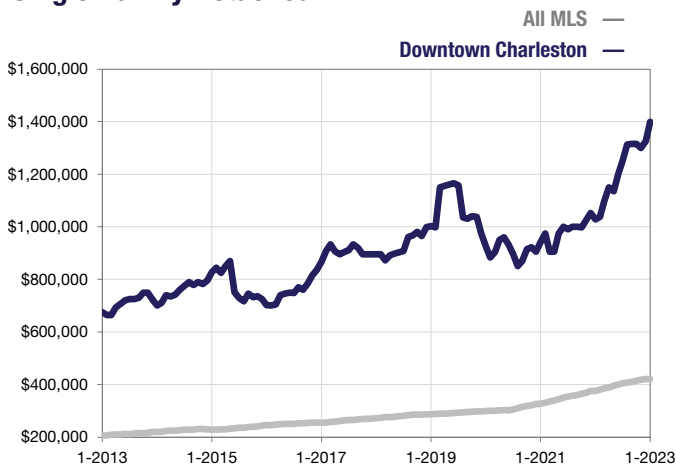
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	19	12	- 36.8%	19	12	- 36.8%
Closed Sales	15	13	- 13.3%	15	13	- 13.3%
Median Sales Price*	\$599,000	\$807,000	+ 34.7%	\$599,000	\$807,000	+ 34.7%
Average Sales Price*	\$812,467	\$880,038	+ 8.3%	\$812,467	\$880,038	+ 8.3%
Percent of Original List Price Received*	93.9%	95.7%	+ 1.9%	93.9%	95.7%	+ 1.9%
Days on Market Until Sale	95	41	- 56.8%	95	41	- 56.8%
Inventory of Homes for Sale	60	48	- 20.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

