

Local Market Update – January 2023

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	92	71	- 22.8%	92	71	- 22.8%
Closed Sales	89	44	- 50.6%	89	44	- 50.6%
Median Sales Price*	\$295,000	\$287,000	- 2.7%	\$295,000	\$287,000	- 2.7%
Average Sales Price*	\$287,976	\$287,996	+ 0.0%	\$287,976	\$287,996	+ 0.0%
Percent of Original List Price Received*	98.1%	95.2%	- 3.0%	98.1%	95.2%	- 3.0%
Days on Market Until Sale	17	36	+ 111.8%	17	36	+ 111.8%
Inventory of Homes for Sale	56	112	+ 100.0%	--	--	--

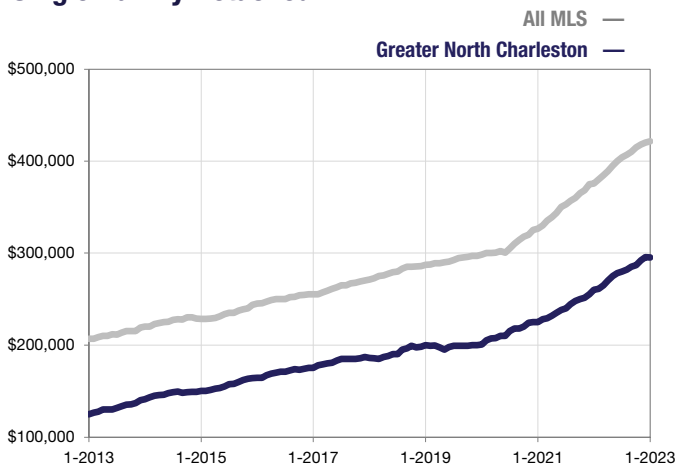
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	39	20	- 48.7%	39	20	- 48.7%
Closed Sales	29	10	- 65.5%	29	10	- 65.5%
Median Sales Price*	\$280,000	\$221,500	- 20.9%	\$280,000	\$221,500	- 20.9%
Average Sales Price*	\$250,768	\$250,699	- 0.0%	\$250,768	\$250,699	- 0.0%
Percent of Original List Price Received*	100.4%	96.0%	- 4.4%	100.4%	96.0%	- 4.4%
Days on Market Until Sale	21	42	+ 100.0%	21	42	+ 100.0%
Inventory of Homes for Sale	14	33	+ 135.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

