

# Local Market Update – January 2023

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



## Greater Summerville Area

Areas 62 & 63

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	177	<b>200</b>	+ 13.0%	177	<b>200</b>	+ 13.0%
Closed Sales	162	<b>99</b>	- 38.9%	162	<b>99</b>	- 38.9%
Median Sales Price*	\$339,450	<b>\$375,000</b>	+ 10.5%	\$339,450	<b>\$375,000</b>	+ 10.5%
Average Sales Price*	\$357,906	<b>\$385,416</b>	+ 7.7%	\$357,906	<b>\$385,416</b>	+ 7.7%
Percent of Original List Price Received*	99.2%	<b>95.3%</b>	- 3.9%	99.2%	<b>95.3%</b>	- 3.9%
Days on Market Until Sale	18	<b>38</b>	+ 111.1%	18	<b>38</b>	+ 111.1%
Inventory of Homes for Sale	113	<b>342</b>	+ 202.7%	--	--	--

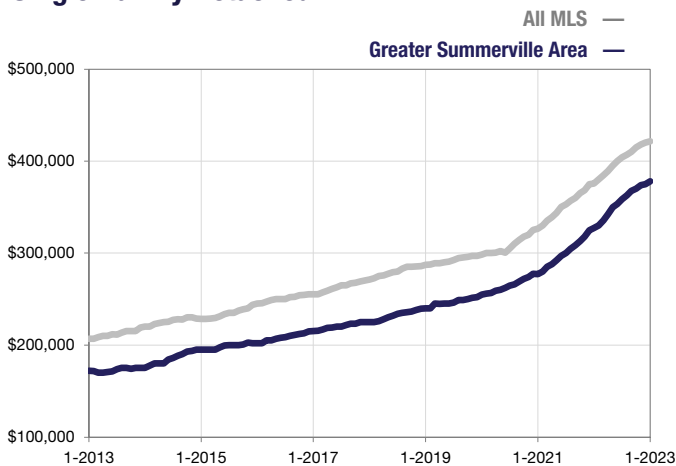
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>14</b>	+ 7.7%	13	<b>14</b>	+ 7.7%
Closed Sales	19	<b>10</b>	- 47.4%	19	<b>10</b>	- 47.4%
Median Sales Price*	\$235,000	<b>\$244,450</b>	+ 4.0%	\$235,000	<b>\$244,450</b>	+ 4.0%
Average Sales Price*	\$228,321	<b>\$235,390</b>	+ 3.1%	\$228,321	<b>\$235,390</b>	+ 3.1%
Percent of Original List Price Received*	99.8%	<b>96.7%</b>	- 3.1%	99.8%	<b>96.7%</b>	- 3.1%
Days on Market Until Sale	10	<b>33</b>	+ 230.0%	10	<b>33</b>	+ 230.0%
Inventory of Homes for Sale	5	<b>14</b>	+ 180.0%	--	--	--

\* 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

