

Local Market Update – January 2023

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	26	7	- 73.1%	26	7	- 73.1%
Closed Sales	20	10	- 50.0%	20	10	- 50.0%
Median Sales Price*	\$617,500	\$635,000	+ 2.8%	\$617,500	\$635,000	+ 2.8%
Average Sales Price*	\$681,800	\$696,249	+ 2.1%	\$681,800	\$696,249	+ 2.1%
Percent of Original List Price Received*	96.4%	95.2%	- 1.2%	96.4%	95.2%	- 1.2%
Days on Market Until Sale	67	20	- 70.1%	67	20	- 70.1%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--

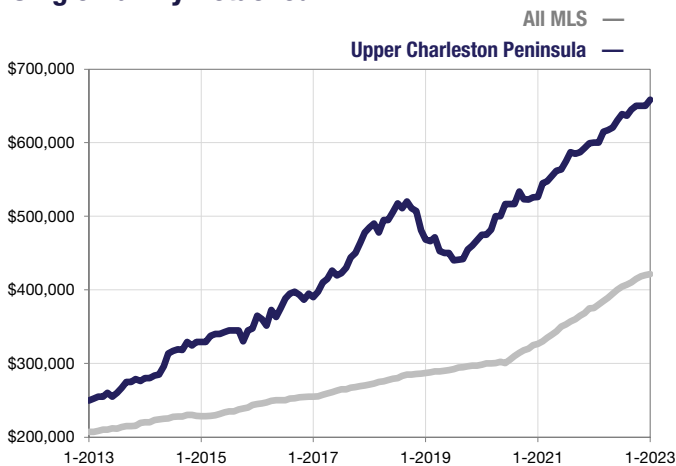
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	2	2	0.0%	2	2	0.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$295,000	\$450,000	+ 52.5%	\$295,000	\$450,000	+ 52.5%
Average Sales Price*	\$391,667	\$450,000	+ 14.9%	\$391,667	\$450,000	+ 14.9%
Percent of Original List Price Received*	88.9%	100.0%	+ 12.5%	88.9%	100.0%	+ 12.5%
Days on Market Until Sale	329	19	- 94.2%	329	19	- 94.2%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--

* 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

