

Local Market Update – April 2023

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



Downtown Charleston

Area 51

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	30	22	- 26.7%	114	84	- 26.3%
Closed Sales	27	11	- 59.3%	105	54	- 48.6%
Median Sales Price*	\$1,425,000	\$1,990,000	+ 39.6%	\$1,180,000	\$1,957,500	+ 65.9%
Average Sales Price*	\$1,821,185	\$2,674,455	+ 46.9%	\$1,642,310	\$2,221,819	+ 35.3%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	96.3%	93.1%	- 3.3%
Days on Market Until Sale	33	26	- 21.2%	52	48	- 7.7%
Inventory of Homes for Sale	43	50	+ 16.3%	--	--	--

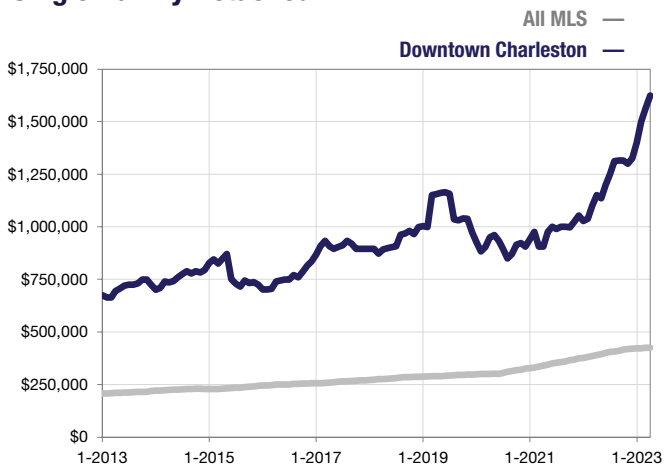
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	37	23	- 37.8%	133	83	- 37.6%
Closed Sales	38	16	- 57.9%	116	53	- 54.3%
Median Sales Price*	\$688,000	\$699,500	+ 1.7%	\$665,000	\$682,000	+ 2.6%
Average Sales Price*	\$962,379	\$759,344	- 21.1%	\$919,878	\$760,132	- 17.4%
Percent of Original List Price Received*	97.5%	98.5%	+ 1.0%	96.9%	96.5%	- 0.4%
Days on Market Until Sale	57	17	- 70.2%	71	33	- 53.5%
Inventory of Homes for Sale	35	52	+ 48.6%	--	--	--

* 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

