

Local Market Update – April 2023

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	114	101	- 11.4%	422	391	- 7.3%
Closed Sales	93	88	- 5.4%	379	283	- 25.3%
Median Sales Price*	\$310,000	\$311,500	+ 0.5%	\$286,500	\$299,900	+ 4.7%
Average Sales Price*	\$315,898	\$313,289	- 0.8%	\$294,488	\$307,645	+ 4.5%
Percent of Original List Price Received*	102.0%	97.2%	- 4.7%	100.0%	96.3%	- 3.7%
Days on Market Until Sale	14	26	+ 85.7%	14	32	+ 128.6%
Inventory of Homes for Sale	71	95	+ 33.8%	--	--	--

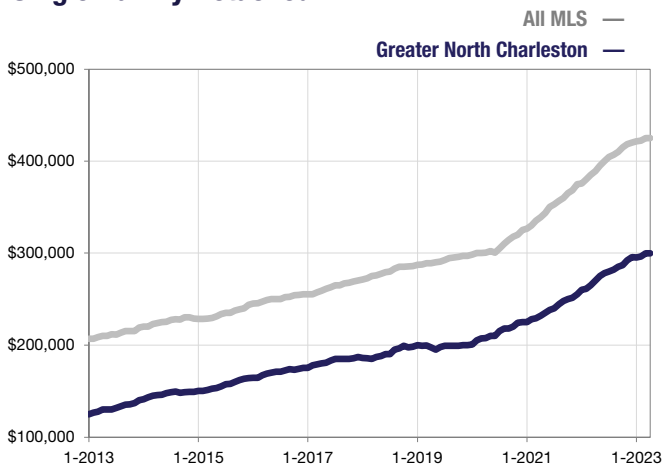
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	39	18	- 53.8%	150	91	- 39.3%
Closed Sales	33	25	- 24.2%	128	98	- 23.4%
Median Sales Price*	\$270,000	\$250,000	- 7.4%	\$265,500	\$278,500	+ 4.9%
Average Sales Price*	\$272,796	\$301,295	+ 10.4%	\$261,516	\$301,747	+ 15.4%
Percent of Original List Price Received*	102.2%	98.6%	- 3.5%	101.2%	97.2%	- 4.0%
Days on Market Until Sale	5	19	+ 280.0%	11	51	+ 363.6%
Inventory of Homes for Sale	22	15	- 31.8%	--	--	--

* 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

