

Local Market Update – April 2023

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	22	20	- 9.1%	99	66	- 33.3%
Closed Sales	18	12	- 33.3%	76	43	- 43.4%
Median Sales Price*	\$792,500	\$720,000	- 9.1%	\$650,000	\$705,000	+ 8.5%
Average Sales Price*	\$795,944	\$744,792	- 6.4%	\$721,921	\$826,070	+ 14.4%
Percent of Original List Price Received*	100.1%	96.5%	- 3.6%	99.0%	94.0%	- 5.1%
Days on Market Until Sale	18	17	- 5.6%	45	39	- 13.3%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--

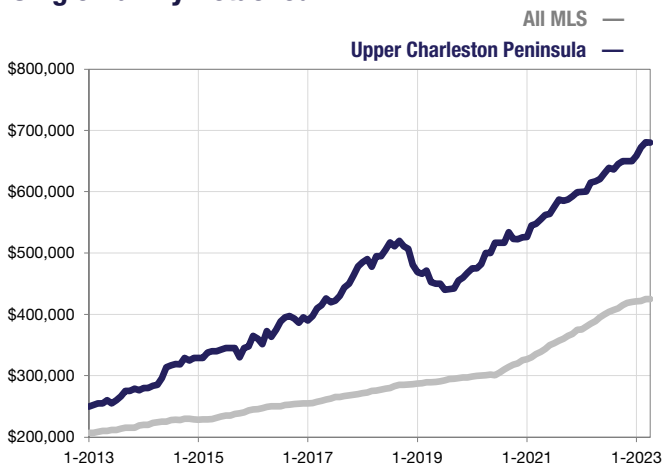
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	9	0	- 100.0%	15	13	- 13.3%
Closed Sales	4	5	+ 25.0%	11	12	+ 9.1%
Median Sales Price*	\$325,000	\$505,000	+ 55.4%	\$355,000	\$477,500	+ 34.5%
Average Sales Price*	\$432,500	\$568,900	+ 31.5%	\$545,000	\$500,167	- 8.2%
Percent of Original List Price Received*	95.6%	97.6%	+ 2.1%	95.6%	98.6%	+ 3.1%
Days on Market Until Sale	54	14	- 74.1%	128	28	- 78.1%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--

* 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

