

Local Market Update – August 2023

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



Downtown Charleston

Area 51

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	23	14	- 39.1%	224	162	- 27.7%
Closed Sales	17	13	- 23.5%	197	120	- 39.1%
Median Sales Price*	\$2,575,000	\$1,600,000	- 37.9%	\$1,295,000	\$1,625,000	+ 25.5%
Average Sales Price*	\$2,735,715	\$1,802,685	- 34.1%	\$1,820,674	\$2,108,996	+ 15.8%
Percent of Original List Price Received*	96.7%	94.9%	- 1.9%	97.3%	93.5%	- 3.9%
Days on Market Until Sale	57	77	+ 35.1%	47	52	+ 10.6%
Inventory of Homes for Sale	52	39	- 25.0%	--	--	--

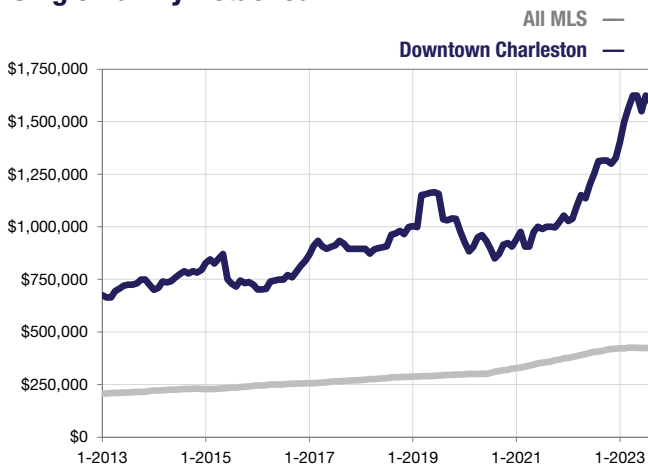
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	32	31	- 3.1%	244	178	- 27.0%
Closed Sales	15	11	- 26.7%	210	119	- 43.3%
Median Sales Price*	\$635,900	\$775,000	+ 21.9%	\$650,000	\$682,000	+ 4.9%
Average Sales Price*	\$635,493	\$1,084,977	+ 70.7%	\$894,770	\$815,217	- 8.9%
Percent of Original List Price Received*	93.5%	93.5%	0.0%	97.5%	95.6%	- 1.9%
Days on Market Until Sale	88	41	- 53.4%	57	38	- 33.3%
Inventory of Homes for Sale	58	67	+ 15.5%	--	--	--

* 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

