

Local Market Update – August 2023

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	245	258	+ 5.3%	2,074	1,881	- 9.3%
Closed Sales	199	205	+ 3.0%	1,660	1,534	- 7.6%
Median Sales Price*	\$389,990	\$383,790	- 1.6%	\$371,315	\$385,160	+ 3.7%
Average Sales Price*	\$398,570	\$404,369	+ 1.5%	\$391,379	\$401,417	+ 2.6%
Percent of Original List Price Received*	98.7%	97.4%	- 1.3%	100.5%	97.3%	- 3.2%
Days on Market Until Sale	20	32	+ 60.0%	14	36	+ 157.1%
Inventory of Homes for Sale	366	318	- 13.1%	--	--	--

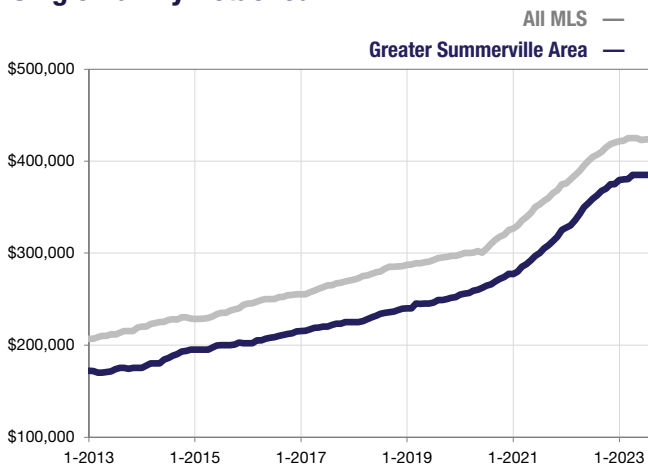
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	20	31	+ 55.0%	146	158	+ 8.2%
Closed Sales	24	21	- 12.5%	138	104	- 24.6%
Median Sales Price*	\$245,000	\$283,000	+ 15.5%	\$241,000	\$260,000	+ 7.9%
Average Sales Price*	\$237,053	\$280,568	+ 18.4%	\$231,111	\$261,477	+ 13.1%
Percent of Original List Price Received*	101.0%	98.9%	- 2.1%	101.0%	98.9%	- 2.1%
Days on Market Until Sale	7	14	+ 100.0%	6	20	+ 233.3%
Inventory of Homes for Sale	22	32	+ 45.5%	--	--	--

* 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

