

Local Market Update – August 2023

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



Sullivan's Island

Area 43

Single-Family Detached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	40	38	- 5.0%
Closed Sales	2	3	+ 50.0%	25	30	+ 20.0%
Median Sales Price*	\$6,500,000	\$2,000,000	- 69.2%	\$4,500,000	\$4,275,000	- 5.0%
Average Sales Price*	\$6,500,000	\$3,091,667	- 52.4%	\$4,640,965	\$4,430,400	- 4.5%
Percent of Original List Price Received*	88.3%	90.6%	+ 2.6%	94.4%	93.3%	- 1.2%
Days on Market Until Sale	54	92	+ 70.4%	33	82	+ 148.5%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--

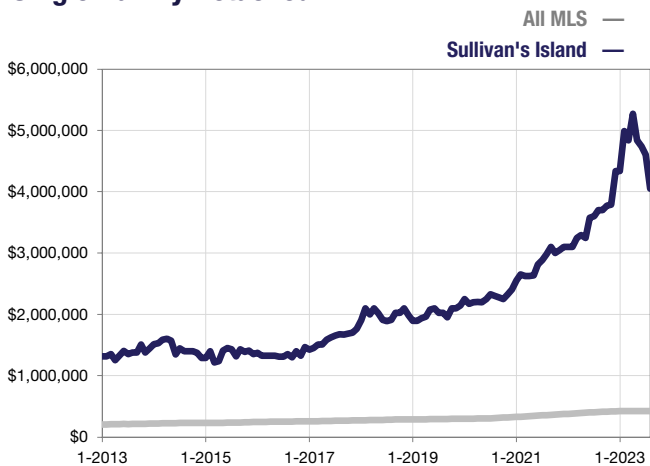
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2022	2023	Percent Change	2022	2023	Percent Change
Key Metrics						
New Listings	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$0	--	\$1,812,500	\$1,375,000	- 24.1%
Average Sales Price*	\$0	\$0	--	\$1,678,125	\$1,375,000	- 18.1%
Percent of Original List Price Received*	0.0%	0.0%	--	90.9%	98.2%	+ 8.0%
Days on Market Until Sale	0	0	--	49	38	- 22.4%
Inventory of Homes for Sale	0	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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

