

Local Market Update – December 2023

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	75	63	- 16.0%	1,204	1,174	- 2.5%
Closed Sales	71	80	+ 12.7%	1,037	938	- 9.5%
Median Sales Price*	\$305,000	\$338,850	+ 11.1%	\$295,750	\$320,000	+ 8.2%
Average Sales Price*	\$341,094	\$374,641	+ 9.8%	\$307,188	\$338,518	+ 10.2%
Percent of Original List Price Received*	95.9%	95.8%	- 0.1%	99.0%	97.5%	- 1.5%
Days on Market Until Sale	27	30	+ 11.1%	15	26	+ 73.3%
Inventory of Homes for Sale	126	129	+ 2.4%	--	--	--

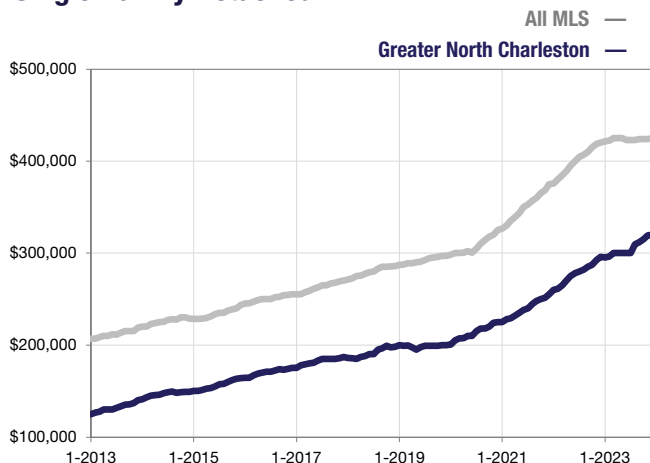
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	21	20	- 4.8%	394	297	- 24.6%
Closed Sales	32	12	- 62.5%	363	256	- 29.5%
Median Sales Price*	\$298,995	\$329,965	+ 10.4%	\$255,000	\$265,000	+ 3.9%
Average Sales Price*	\$313,628	\$355,475	+ 13.3%	\$273,346	\$284,671	+ 4.1%
Percent of Original List Price Received*	97.7%	98.4%	+ 0.7%	100.6%	98.0%	- 2.6%
Days on Market Until Sale	37	63	+ 70.3%	16	35	+ 118.8%
Inventory of Homes for Sale	44	38	- 13.6%	--	--	--

* 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

