

Local Market Update – December 2023

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

Downtown Charleston

Area 51

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	11	- 21.4%	302	257	- 14.9%
Closed Sales	16	13	- 18.8%	250	180	- 28.0%
Median Sales Price*	\$1,465,000	\$1,735,000	+ 18.4%	\$1,325,000	\$1,552,710	+ 17.2%
Average Sales Price*	\$1,915,125	\$2,297,837	+ 20.0%	\$1,820,951	\$2,072,960	+ 13.8%
Percent of Original List Price Received*	91.7%	93.3%	+ 1.7%	96.8%	93.8%	- 3.1%
Days on Market Until Sale	28	39	+ 39.3%	43	46	+ 7.0%
Inventory of Homes for Sale	48	42	- 12.5%	--	--	--

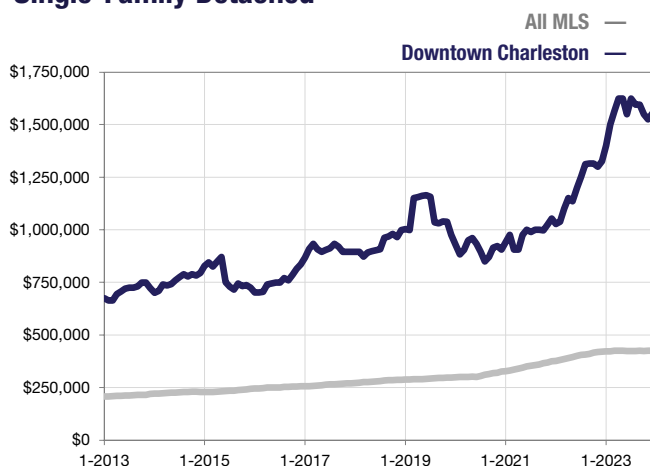
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	14	14	0.0%	308	273	- 11.4%
Closed Sales	8	19	+ 137.5%	251	179	- 28.7%
Median Sales Price*	\$1,057,500	\$1,100,000	+ 4.0%	\$670,000	\$740,000	+ 10.4%
Average Sales Price*	\$1,315,625	\$1,275,889	- 3.0%	\$910,659	\$896,641	- 1.5%
Percent of Original List Price Received*	89.1%	95.4%	+ 7.1%	97.0%	95.7%	- 1.3%
Days on Market Until Sale	90	87	- 3.3%	57	44	- 22.8%
Inventory of Homes for Sale	53	57	+ 7.5%	--	--	--

* 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

