

Local Market Update – December 2023

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

Upper Charleston Peninsula

Area 52

Single-Family Detached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	10	11	+ 10.0%	241	175	- 27.4%
Closed Sales	6	5	- 16.7%	194	130	- 33.0%
Median Sales Price*	\$692,000	\$700,000	+ 1.2%	\$650,000	\$773,500	+ 19.0%
Average Sales Price*	\$678,167	\$671,400	- 1.0%	\$753,114	\$860,329	+ 14.2%
Percent of Original List Price Received*	89.2%	100.6%	+ 12.8%	97.3%	96.4%	- 0.9%
Days on Market Until Sale	41	19	- 53.7%	33	26	- 21.2%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--

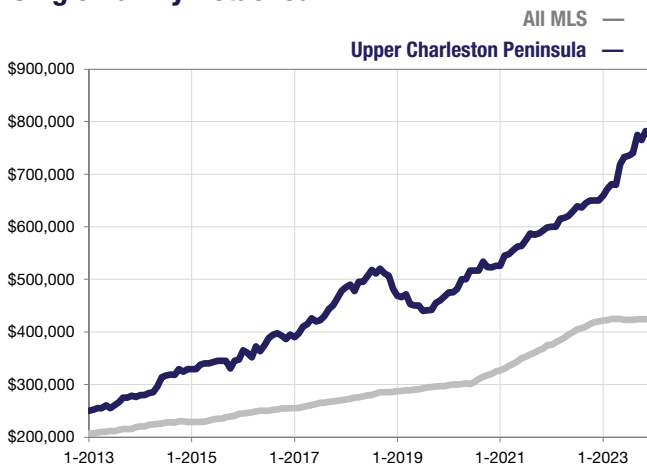
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	December			Year to Date		
Key Metrics	2022	2023	Percent Change	2022	2023	Percent Change
New Listings	4	1	- 75.0%	40	29	- 27.5%
Closed Sales	0	0	--	29	21	- 27.6%
Median Sales Price*	\$0	\$0	--	\$425,000	\$530,000	+ 24.7%
Average Sales Price*	\$0	\$0	--	\$475,925	\$582,810	+ 22.5%
Percent of Original List Price Received*	0.0%	0.0%	--	96.3%	103.3%	+ 7.3%
Days on Market Until Sale	0	0	--	58	24	- 58.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

