

## Local Market Update – January 2024

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

# Downtown Charleston

Area 51

### Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	13	26	+ 100.0%	13	26	+ 100.0%
Closed Sales	6	14	+ 133.3%	6	14	+ 133.3%
Median Sales Price*	\$2,105,500	\$1,175,000	- 44.2%	\$2,105,500	\$1,175,000	- 44.2%
Average Sales Price*	\$2,050,167	\$1,491,429	- 27.3%	\$2,050,167	\$1,491,429	- 27.3%
Percent of Original List Price Received*	96.2%	94.2%	- 2.1%	96.2%	94.2%	- 2.1%
Days on Market Until Sale	41	35	- 14.6%	41	35	- 14.6%
Inventory of Homes for Sale	44	47	+ 6.8%	--	--	--

\* 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.

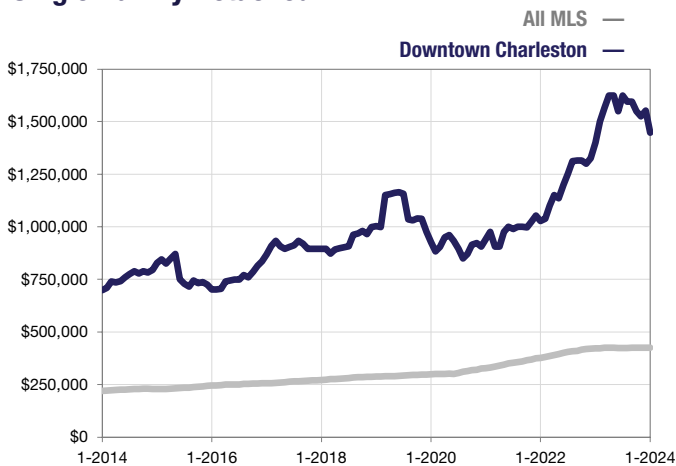
### Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	12	25	+ 108.3%	12	25	+ 108.3%
Closed Sales	13	12	- 7.7%	13	12	- 7.7%
Median Sales Price*	\$807,000	\$850,000	+ 5.3%	\$807,000	\$850,000	+ 5.3%
Average Sales Price*	\$880,038	\$1,256,575	+ 42.8%	\$880,038	\$1,256,575	+ 42.8%
Percent of Original List Price Received*	95.7%	95.9%	+ 0.2%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	41	40	- 2.4%	41	40	- 2.4%
Inventory of Homes for Sale	53	65	+ 22.6%	--	--	--

\* 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

