

Local Market Update – January 2024

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	72	81	+ 12.5%	72	81	+ 12.5%
Closed Sales	45	49	+ 8.9%	45	49	+ 8.9%
Median Sales Price*	\$284,000	\$321,000	+ 13.0%	\$284,000	\$321,000	+ 13.0%
Average Sales Price*	\$286,041	\$322,168	+ 12.6%	\$286,041	\$322,168	+ 12.6%
Percent of Original List Price Received*	95.2%	94.2%	- 1.1%	95.2%	94.2%	- 1.1%
Days on Market Until Sale	38	27	- 28.9%	38	27	- 28.9%
Inventory of Homes for Sale	117	104	- 11.1%	--	--	--

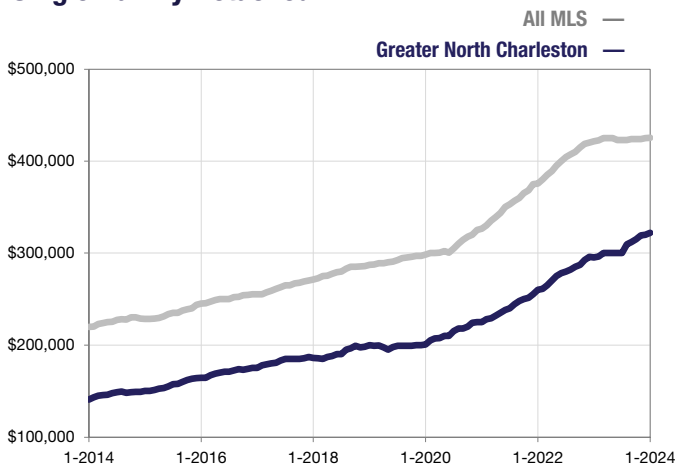
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	20	19	- 5.0%	20	19	- 5.0%
Closed Sales	12	18	+ 50.0%	12	18	+ 50.0%
Median Sales Price*	\$221,500	\$269,000	+ 21.4%	\$221,500	\$269,000	+ 21.4%
Average Sales Price*	\$248,748	\$289,784	+ 16.5%	\$248,748	\$289,784	+ 16.5%
Percent of Original List Price Received*	96.2%	98.1%	+ 2.0%	96.2%	98.1%	+ 2.0%
Days on Market Until Sale	36	41	+ 13.9%	36	41	+ 13.9%
Inventory of Homes for Sale	35	33	- 5.7%	--	--	--

* 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

