

Local Market Update – March 2024

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	22	29	+ 31.8%	63	80	+ 27.0%
Closed Sales	23	16	- 30.4%	43	40	- 7.0%
Median Sales Price*	\$1,925,000	\$1,510,250	- 21.5%	\$1,925,000	\$1,397,500	- 27.4%
Average Sales Price*	\$1,946,922	\$1,876,653	- 3.6%	\$2,106,028	\$1,651,536	- 21.6%
Percent of Original List Price Received*	91.7%	97.5%	+ 6.3%	92.0%	95.5%	+ 3.8%
Days on Market Until Sale	53	38	- 28.3%	54	43	- 20.4%
Inventory of Homes for Sale	47	54	+ 14.9%	--	--	--

* 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.

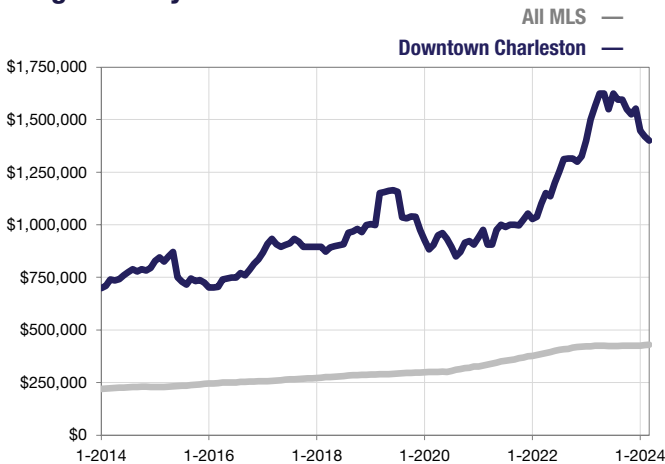
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	28	33	+ 17.9%	60	98	+ 63.3%
Closed Sales	13	21	+ 61.5%	37	48	+ 29.7%
Median Sales Price*	\$865,000	\$1,050,000	+ 21.4%	\$682,000	\$889,500	+ 30.4%
Average Sales Price*	\$787,923	\$1,080,095	+ 37.1%	\$760,473	\$1,117,821	+ 47.0%
Percent of Original List Price Received*	97.9%	97.6%	- 0.3%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	17	26	+ 52.9%	40	44	+ 10.0%
Inventory of Homes for Sale	64	81	+ 26.6%	--	--	--

* 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

