

# Local Market Update – March 2024

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



## Greater North Charleston

Areas 31 & 32

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
<b>Key Metrics</b>						
New Listings	108	101	- 6.5%	291	302	+ 3.8%
Closed Sales	88	105	+ 19.3%	198	223	+ 12.6%
Median Sales Price*	\$301,714	\$339,000	+ 12.4%	\$295,000	\$330,000	+ 11.9%
Average Sales Price*	\$311,579	\$362,698	+ 16.4%	\$305,977	\$348,205	+ 13.8%
Percent of Original List Price Received*	96.4%	96.8%	+ 0.4%	95.9%	96.0%	+ 0.1%
Days on Market Until Sale	34	30	- 11.8%	35	32	- 8.6%
Inventory of Homes for Sale	105	132	+ 25.7%	--	--	--

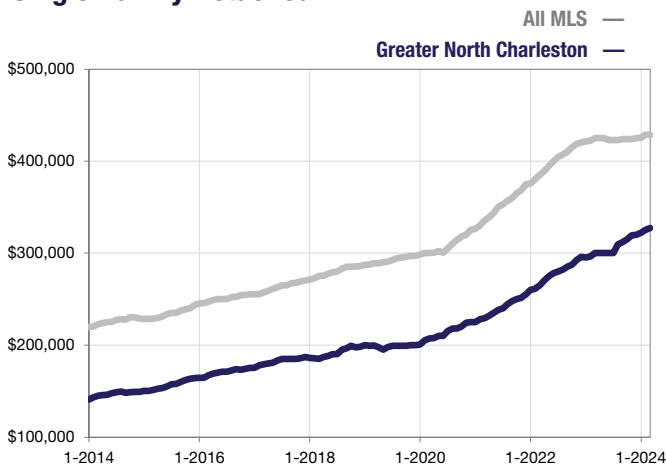
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
<b>Key Metrics</b>						
New Listings	38	27	- 28.9%	73	72	- 1.4%
Closed Sales	35	21	- 40.0%	73	59	- 19.2%
Median Sales Price*	\$330,000	\$269,000	- 18.5%	\$290,000	\$255,000	- 12.1%
Average Sales Price*	\$325,235	\$283,976	- 12.7%	\$301,902	\$275,905	- 8.6%
Percent of Original List Price Received*	96.8%	96.8%	0.0%	96.7%	96.8%	+ 0.1%
Days on Market Until Sale	75	48	- 36.0%	62	44	- 29.0%
Inventory of Homes for Sale	24	38	+ 58.3%	--	--	--

\* 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

