

Local Market Update – March 2024

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	247	283	+ 14.6%	608	756	+ 24.3%
Closed Sales	218	196	- 10.1%	468	541	+ 15.6%
Median Sales Price*	\$379,952	\$395,748	+ 4.2%	\$374,084	\$391,070	+ 4.5%
Average Sales Price*	\$397,783	\$411,205	+ 3.4%	\$384,140	\$410,241	+ 6.8%
Percent of Original List Price Received*	96.5%	96.8%	+ 0.3%	96.4%	96.5%	+ 0.1%
Days on Market Until Sale	46	36	- 21.7%	42	42	0.0%
Inventory of Homes for Sale	345	343	- 0.6%	--	--	--

* 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.

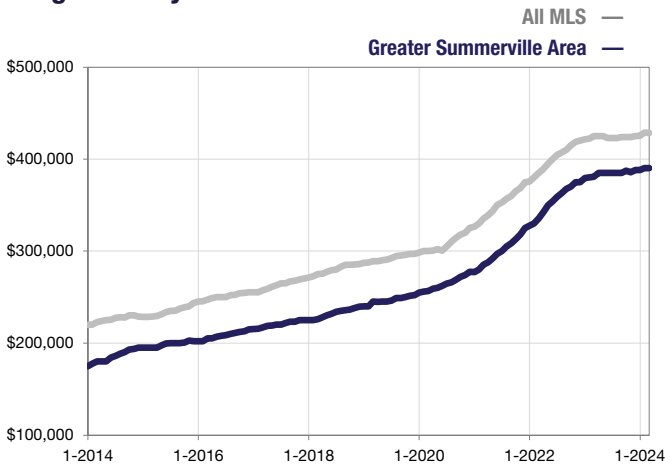
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	14	22	+ 57.1%	41	64	+ 56.1%
Closed Sales	10	20	+ 100.0%	30	54	+ 80.0%
Median Sales Price*	\$262,450	\$297,450	+ 13.3%	\$256,250	\$290,814	+ 13.5%
Average Sales Price*	\$235,789	\$285,491	+ 21.1%	\$247,850	\$280,409	+ 13.1%
Percent of Original List Price Received*	98.1%	98.3%	+ 0.2%	98.3%	99.1%	+ 0.8%
Days on Market Until Sale	26	31	+ 19.2%	23	25	+ 8.7%
Inventory of Homes for Sale	13	26	+ 100.0%	--	--	--

* 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

