

# Local Market Update – March 2024

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
<b>Key Metrics</b>						
New Listings	20	<b>20</b>	0.0%	46	<b>55</b>	+ 19.6%
Closed Sales	11	<b>10</b>	- 9.1%	31	<b>26</b>	- 16.1%
Median Sales Price*	\$1,300,000	<b>\$1,247,500</b>	- 4.0%	\$705,000	<b>\$830,000</b>	+ 17.7%
Average Sales Price*	\$1,121,273	<b>\$1,209,700</b>	+ 7.9%	\$857,532	<b>\$974,073</b>	+ 13.6%
Percent of Original List Price Received*	93.5%	<b>95.8%</b>	+ 2.5%	93.0%	<b>95.4%</b>	+ 2.6%
Days on Market Until Sale	50	<b>31</b>	- 38.0%	47	<b>65</b>	+ 38.3%
Inventory of Homes for Sale	21	<b>32</b>	+ 52.4%	--	--	--

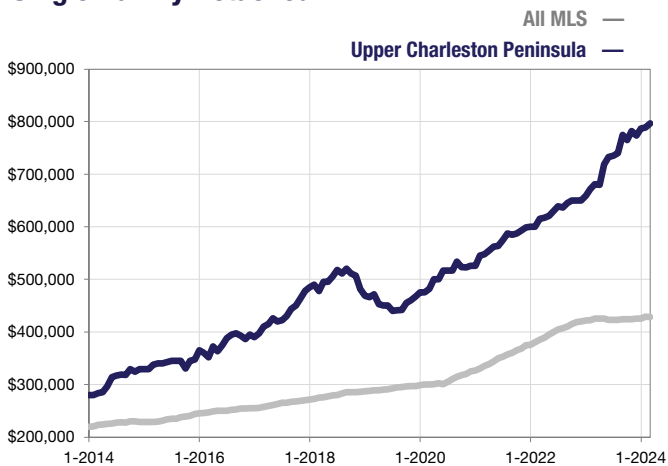
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>3</b>	- 62.5%	13	<b>6</b>	- 53.8%
Closed Sales	4	<b>0</b>	- 100.0%	7	<b>2</b>	- 71.4%
Median Sales Price*	\$531,000	<b>\$0</b>	- 100.0%	\$450,000	<b>\$638,500</b>	+ 41.9%
Average Sales Price*	\$485,500	<b>\$0</b>	- 100.0%	\$451,071	<b>\$638,500</b>	+ 41.6%
Percent of Original List Price Received*	98.4%	<b>0.0%</b>	- 100.0%	99.3%	<b>93.9%</b>	- 5.4%
Days on Market Until Sale	43	<b>0</b>	- 100.0%	38	<b>80</b>	+ 110.5%
Inventory of Homes for Sale	7	<b>4</b>	- 42.9%	--	--	--

\* 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.

### Historical Median Sales Price Rolling 12-Month Calculation

#### Single-Family Detached



#### Townhouse-Condo Attached

