

Local Market Update – August 2024

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	597	634	+ 6.2%	4,598	5,293	+ 15.1%
Closed Sales	450	435	- 3.3%	3,602	3,621	+ 0.5%
Median Sales Price*	\$641,665	\$737,500	+ 14.9%	\$615,000	\$690,000	+ 12.2%
Average Sales Price*	\$867,847	\$987,552	+ 13.8%	\$880,699	\$979,845	+ 11.3%
Percent of Original List Price Received*	98.0%	96.1%	- 1.9%	97.0%	96.5%	- 0.5%
Days on Market Until Sale	26	31	+ 19.2%	30	30	0.0%
Inventory of Homes for Sale	831	1,155	+ 39.0%	--	--	--

* 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.

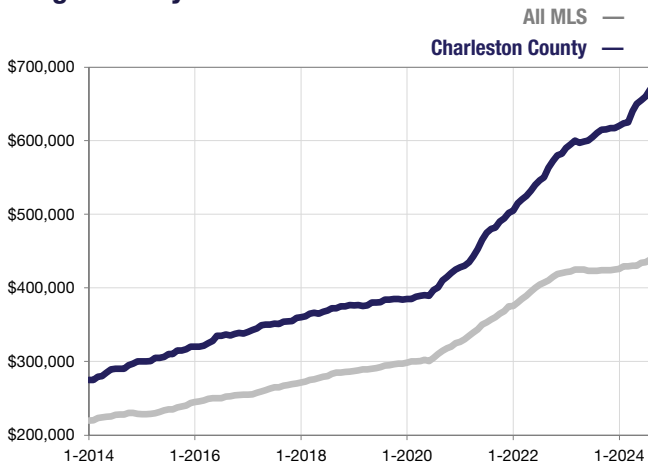
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	198	180	- 9.1%	1,546	1,779	+ 15.1%
Closed Sales	158	140	- 11.4%	1,224	1,212	- 1.0%
Median Sales Price*	\$423,750	\$427,750	+ 0.9%	\$399,000	\$425,000	+ 6.5%
Average Sales Price*	\$544,139	\$580,050	+ 6.6%	\$512,432	\$609,619	+ 19.0%
Percent of Original List Price Received*	98.2%	96.4%	- 1.8%	98.2%	96.8%	- 1.4%
Days on Market Until Sale	22	31	+ 40.9%	25	33	+ 32.0%
Inventory of Homes for Sale	315	430	+ 36.5%	--	--	--

* 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

