

Local Market Update – October 2024

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	603	630	+ 4.5%	5,760	6,551	+ 13.7%
Closed Sales	423	430	+ 1.7%	4,425	4,423	- 0.0%
Median Sales Price*	\$640,000	\$719,500	+ 12.4%	\$617,250	\$699,000	+ 13.2%
Average Sales Price*	\$961,484	\$1,025,251	+ 6.6%	\$891,760	\$992,433	+ 11.3%
Percent of Original List Price Received*	96.8%	95.5%	- 1.3%	97.0%	96.3%	- 0.7%
Days on Market Until Sale	26	43	+ 65.4%	29	32	+ 10.3%
Inventory of Homes for Sale	964	1,297	+ 34.5%	--	--	--

* 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.

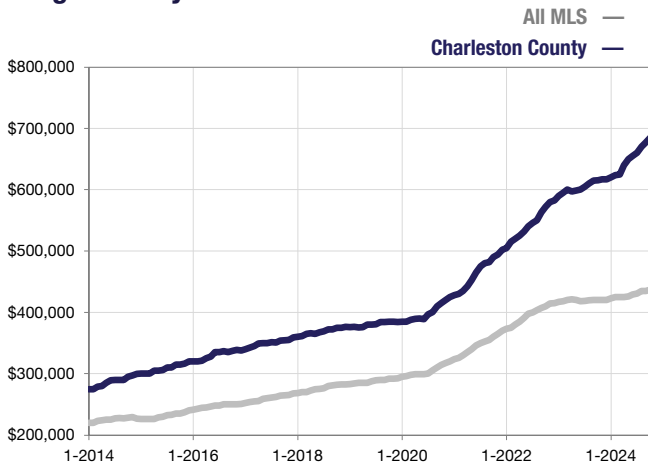
Townhouse-Condo Attached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	2023	2024	Percent Change
New Listings	192	224	+ 16.7%	1,922	2,193	+ 14.1%
Closed Sales	130	140	+ 7.7%	1,503	1,471	- 2.1%
Median Sales Price*	\$399,950	\$422,500	+ 5.6%	\$405,000	\$425,500	+ 5.1%
Average Sales Price*	\$576,850	\$532,706	- 7.7%	\$524,246	\$598,721	+ 14.2%
Percent of Original List Price Received*	97.2%	95.5%	- 1.7%	98.0%	96.6%	- 1.4%
Days on Market Until Sale	23	40	+ 73.9%	25	33	+ 32.0%
Inventory of Homes for Sale	342	490	+ 43.3%	--	--	--

* 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

