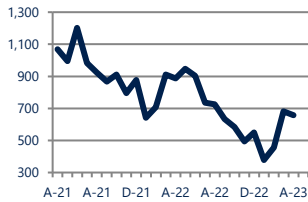




**Focus On: Charleston County Housing Market**

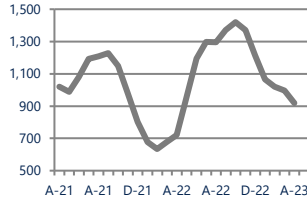
**April 2023**

**Units Sold**  
**658**



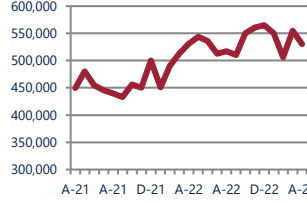
**Down -26%**  
 Vs. Year Ago

**Active Inventory**  
**918**



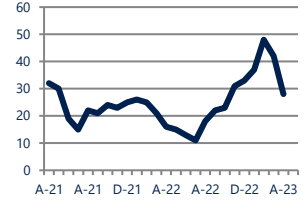
**Up 27%**  
 Vs. Year Ago

**Median Sale Price**  
**\$530,000**



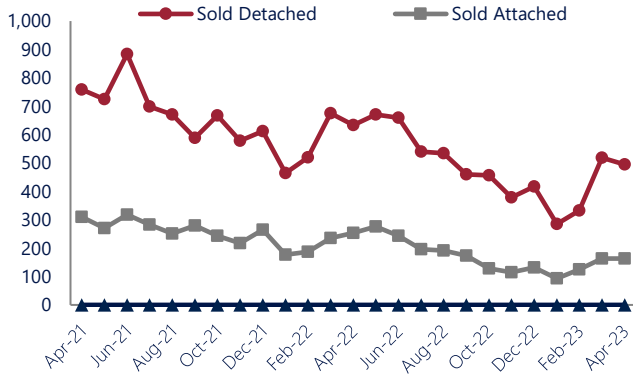
**No Change**  
 Vs. Year Ago

**Days On Market**  
**28**



**Up 75%**  
 Vs. Year Ago

**Units Sold\***



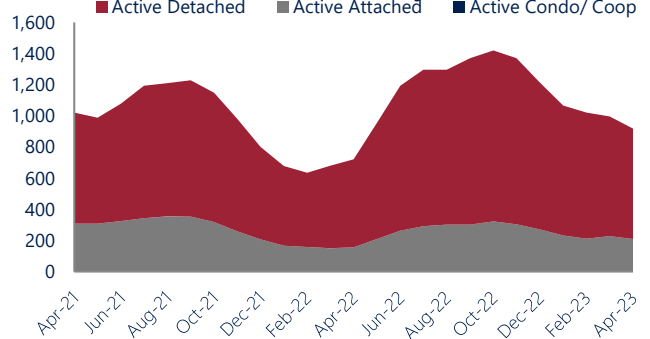
**Units Sold**

There was a decrease in total units sold in April, with 658 sold this month in Charleston County versus 681 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 26% versus April 2022.

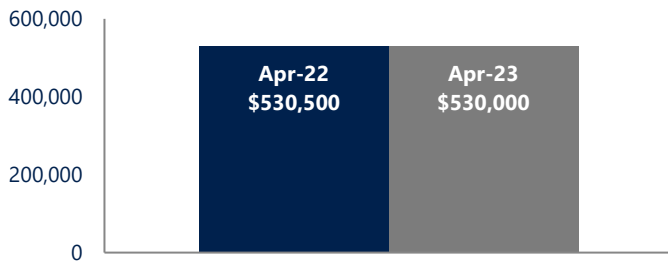
**Active Inventory**

Versus last year, the total number of homes available this month is higher by 197 units or 27%. The total number of active inventory this April was 918 compared to 721 in April 2022. This month's total of 918 is lower than the previous month's total supply of available inventory of 997, a decrease of 8%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last April, the median sale price for Charleston County Homes was \$530,500. This April, the median sale price was \$530,000, which is similar compared to a year ago. The current median sold price is 5% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Charleston County are defined as properties listed in zip code/s .

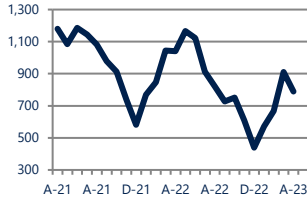
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.  
 Information included in this report is based on data supplied by CTARMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CTARMLS or Long & Foster Real Estate, Inc.





### New Listings

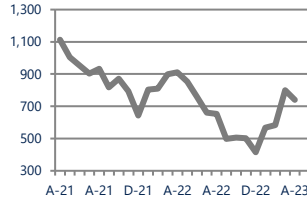
790



Down -24%  
Vs. Year Ago

### Current Contracts

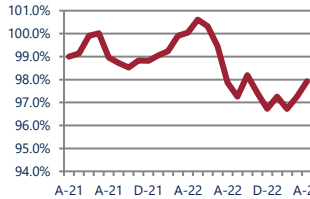
740



Down -19%  
Vs. Year Ago

### Sold Vs. List Price

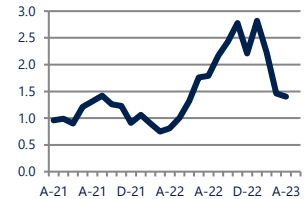
97.9%



Down -2.1%  
Vs. Year Ago

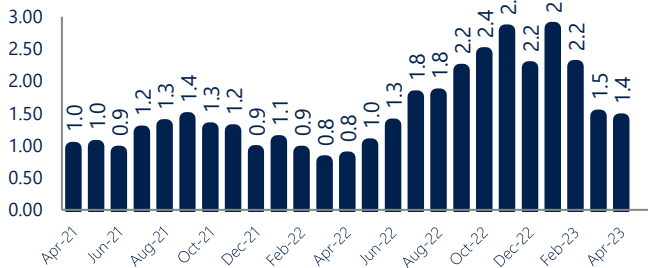
### Months of Supply

1.4



Up 73%  
Vs. Year Ago

### Months of Supply



### Months of Supply

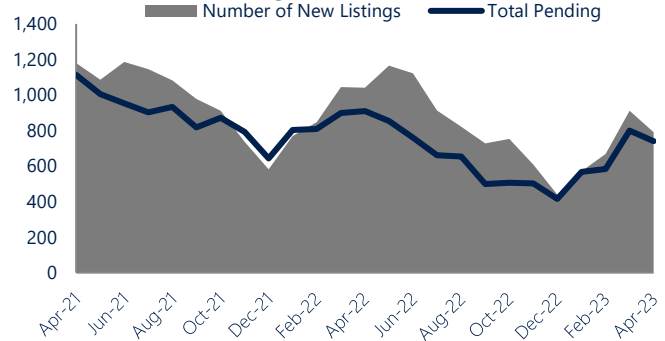
In April, there was 1.4 months of supply available in Charleston County, compared to 0.8 in April 2022. That is an increase of 72% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

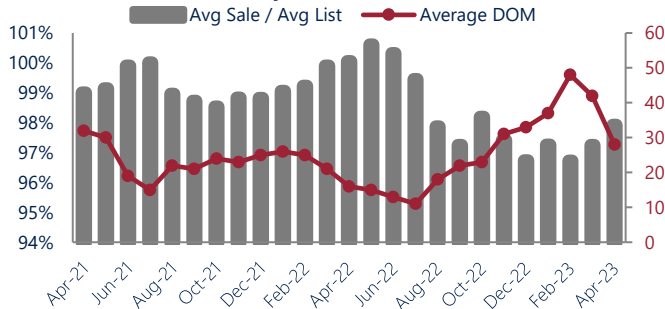
### New Listings & Current Contracts

This month there were 790 homes newly listed for sale in Charleston County compared to 1,040 in April 2022, a decrease of 24%. There were 740 current contracts pending sale this April compared to 910 a year ago. The number of current contracts is 19% lower than last April.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In April, the average sale price in Charleston County was 97.9% of the average list price, which is 2.1% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 16, an increase of 75%.

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