

## Months of Inventory 2024

This chart shows the relative strengths of the different MLS areas based on the number of sales during Jan-Apr 2024 compared to the number of actives on 5/9/2024.

This ratio is of course directly related to the simple months of inventory number.

6 months of inventory is considered a healthy, balanced market.

This chart includes single family detached, single family attached, and mobile homes.

	includes SFD, SFA, mobile homes	# of Jan-Apr	Median	# actives	months
rank	Area	2024 Sales	Sales Price	5/9/24	inventory
1	12 CHS-W.Ashley outside I-526 to Rantowles	247	\$459,000	92	1.5
2	21 CHS-James Island	178	\$584,000	69	1.6
3	72 BER-G.Cr/M.Cor Hwy52-Oakley-CooperRiv	277	\$349,900	108	1.6
4	42 CHS-Mt.Pleasant South of IOP Connector	259	\$835,000	101	1.6
5	11 CHS-W.Ashley inside I-526 to Ashley Rive	141	\$508,500	55	1.6
6	41 CHS-Mt.Pleasant North of IOP Connector	323	\$855,000	127	1.6
7	61 DOR-N.Chas/Summerville/Ladson Area	232	\$331,000	93	1.6
8	32 CHS-N.Chas./Summerville outside I-526	258	\$315,000	112	1.7
9	63 DOR-Summerville/Ridgeville Area	669	\$389,175	316	1.9
10	31 CHS-N.Charleston Area inside I-526	129	\$355,000	61	1.9
11	62 DOR-Sville/Ladson/Ravenel Ar to Hwy.165	190	\$349,990	90	1.9
12	77 BER-Daniel Island	95	\$1,470,000	47	2.0
13	71 BER-Hanahan Area	76	\$403,290	38	2.0
14	74 BER-Jedburg Rd-Black Tom-Hwy.17a-Col.Pk.	781	\$404,990	466	2.4
15	23 CHS-Johns Island	231	\$595,747	141	2.4
16	73 BER-G.Cr/M.Cor Hwy17a-Oakley-Hwy52	172	\$338,500	106	2.5
17	52 CHS-Peninsula Chas. outside of crosstown	48	\$797,500	33	2.8
18	78 BER-Wando/Cainhoy Area	81	\$629,555	56	2.8
19	26,27,28 - Edisto	44	\$837,000	31	2.8
20	24 CHS-Wadmalaw Island	9	\$1,100,000	7	3.1
21	30 CHS-Seabrook Island	57	\$811,500	53	3.7
22	45 CHS-Wild Dunes	37	\$1,150,000	36	3.9
23	75 BER-Rural: Cross/St.Stephens/Bonneau	111	\$340,000	111	4.0
24	51 CHS-Peninsula Chas. inside of crosstown	135	\$1,070,000	148	4.4
25	25 CHS-Kiawah Island	40	\$1,680,000	44	4.4
26	64 DOR-St.George/Harleyville/Reevesville	28	\$277,500	31	4.4
27	76 BER-Moncks Corner Area above Oakley Rd.	121	\$320,000	135	4.5
28	44 CHS-Isle of Palms	32	\$1,667,500	41	5.1
29	13 CHS-Rural W.Ashley-Ravenel/Hollywood/Meg	39	\$595,000	52	5.3
30	47 CHS-Awendaw/McClellanville Area	33	\$750,000	44	5.3
31	43 CHS-Sullivan's Island	14	\$4,750,000	22	6.3
32	22 CHS-Folly Beach Area to Battery Island	20	\$1,200,000	71	14.2
	<b>TOTALS</b>	5,107	\$424,538	2937	2.3