

# Annual Report on the Charleston Area Housing Market

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FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM THE CHARLESTON TRIDENT ASSOCIATION OF REALTORS® MLS



# 2025

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REGIONAL  
MLS

**The U.S. housing market** navigated a challenging landscape throughout 2025. Mortgage rates remained elevated compared with recent years, and home prices continued to rise nationwide. Demand for affordable housing far outpaced supply, and with fewer buyers able to keep up with rising costs, sales of previously owned homes were subdued. Younger buyers faced steep hurdles as high rents, inflation, and student loan debt limited their ability to save for a down payment. By mid-2025, first-time buyers accounted for just 21% of all home purchases, while the typical age of a first-time buyer reached a record high of 40, according to the National Association of REALTORS® (NAR). This aging trend extended across the broader market, as the median age of all homebuyers reached 59. NAR data show that homeowners also set a record, staying in their homes a median of 11 years before selling.

With sales activity down, inventory continued to edge higher, and homes spent more time on the market compared with the previous year, signaling a shift toward more balanced market conditions. The rise in supply has given buyers more options and reduced the sense of urgency that characterized the post-pandemic market, while sellers have rediscovered the importance of strategic pricing, especially in areas where inventory growth is strongest. Although price appreciation has slowed, home values remain roughly 50% higher than pre-pandemic levels, stretching budgets and prompting many would-be buyers to delay their home search until affordability increases.

**Sales:** Pending sales increased 2.6 percent, finishing 2025 at 18,007. Closed sales were up 1.7 percent to end the year at 17,776.

**Listings:** Comparing 2025 to the prior year, the number of homes available for sale was up 8.9 percent. There were 4,489 active listings at the end of the year. New listings increased by 7.3 percent to finish the year at 25,531.

**Showings:** Compared to last year, the total number of showings were up by 8.0 percent. There were 8 showings before pending, which remained the same as last year.

**Distressed Properties:** In 2025, the percentage of closed sales that were either foreclosure or short sale decreased by 12.5 percent to finish the year at 0.7 percent of the market.

**New Construction:** Months of supply for New Construction homes ended 2025 at 2.7 months. New Construction homes received 98.0 percent of their original list price, while Previously Owned homes received 95.3 percent.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 2.4 percent to \$426,947 for the year. Single Family home prices were up 3.5 percent compared to last year, and Townhouse/Condo home prices were down 1.4 percent.

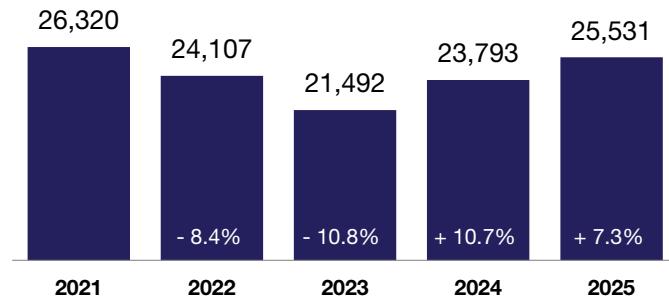
Looking ahead to 2026, experts are forecasting an improvement in market activity. Mortgage rates declined through the second half of 2025 and are expected to stay in the 6% range in the year ahead, supporting incremental gains in affordability. As inventory builds, sales volume is projected to increase. Economists anticipate modest increases in home prices, well below the rapid appreciation of recent years. While conditions should become somewhat more favorable for buyers, affordability constraints and the effects of a decade-long supply shortfall will continue to shape the market. Taken together, these trends suggest 2026 will be a year of stabilization and recovery, rather than dramatic change.

## Table of Contents

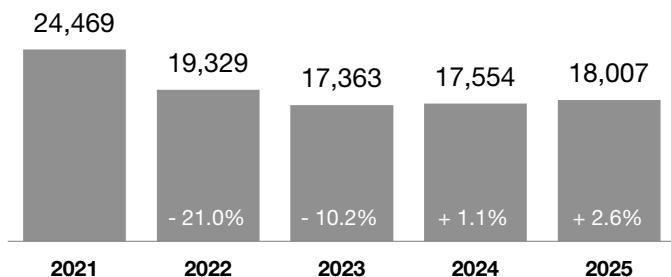
- 3** Quick Facts
- 5** Property Type Review
- 6** Distressed Homes Review
- 7** New Construction Review
- 8** Showings Review
- 9** Area Overviews
- 10** Area Historical Median Prices

# Quick Facts

## New Listings



## Pending Sales



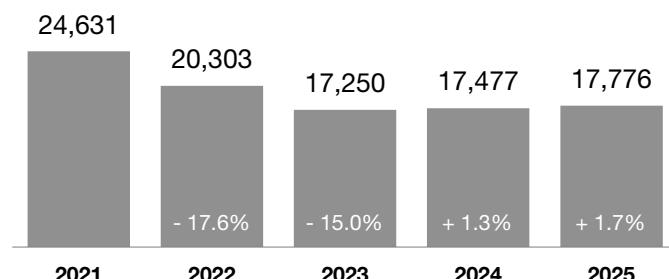
### Top 5 Areas: Change in New Listings from 2024

Edisto Area	+ 31.8%
Hollywood / Ravelin / Meggett Area	+ 25.6%
James Island	+ 25.4%
Dorchester Road Corridor	+ 17.6%
Johns Island	+ 14.4%

### Bottom 5 Areas: Change in New Listings from 2024

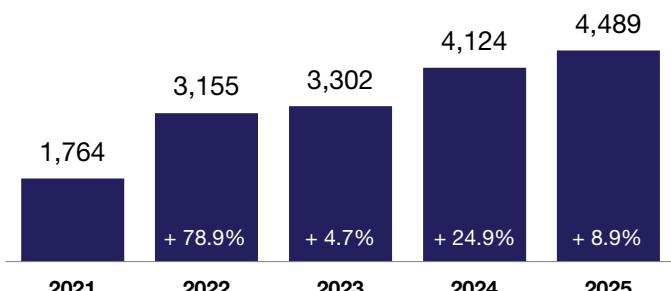
Downtown Charleston	+ 0.5%
Wando / Cainhoy Area	- 2.3%
Sullivan's Island	- 11.4%
Hanahan	- 22.5%
Kiawah	- 23.2%

## Closed Sales



## Inventory of Homes for Sale

At the end of the year.



### Top 5 Areas: Change in Closed Sales from 2024

Hollywood / Ravelin / Meggett Area	+ 86.2%
James Island	+ 11.3%
Edisto Area	+ 11.0%
Upper Charleston Peninsula	+ 9.7%
Downtown Charleston	+ 8.6%

### Bottom 5 Areas: Change in Closed Sales from 2024

Greater North Charleston	- 12.1%
Daniel Island	- 16.4%
Wando / Cainhoy Area	- 17.0%
Kiawah	- 21.8%
Sullivan's Island	- 22.5%

### Top 5 Areas: Change in Homes for Sale from 2024

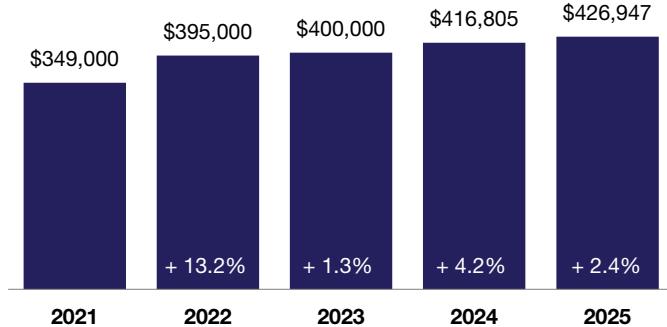
Seabrook Island	+ 38.6%
Lower Mount Pleasant	+ 12.8%
Hanahan	+ 11.6%
Goose Creek / Moncks Corner	+ 8.1%
Folly Beach	0.0%

### Bottom 5 Areas: Change in Homes for Sale from 2024

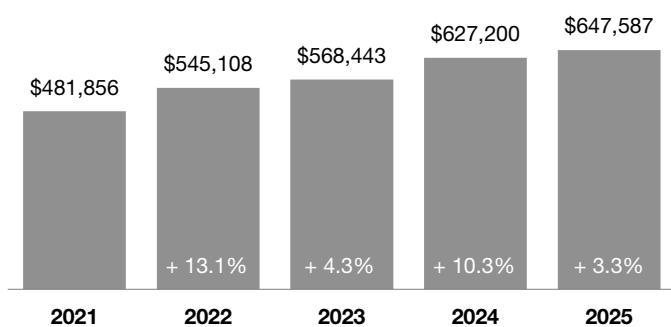
Downtown Charleston	- 38.5%
Wando / Cainhoy Area	- 42.0%
Edisto Area	- 43.9%
Sullivan's Island	- 45.2%
Upper Charleston Peninsula	- 49.3%

# Quick Facts

## Median Sales Price



## Average Sales Price



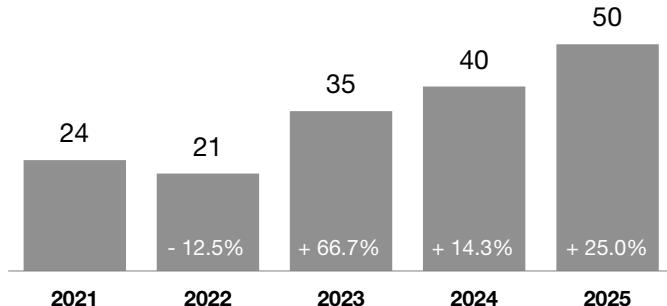
### Top 5 Areas: Change in Median Sales Price from 2024

Isle of Palms	+ 16.1%
Lower Mount Pleasant	+ 11.4%
Wando / Cainhoy Area	+ 6.6%
West Ashley Area	+ 6.0%
Downtown Charleston	+ 4.8%

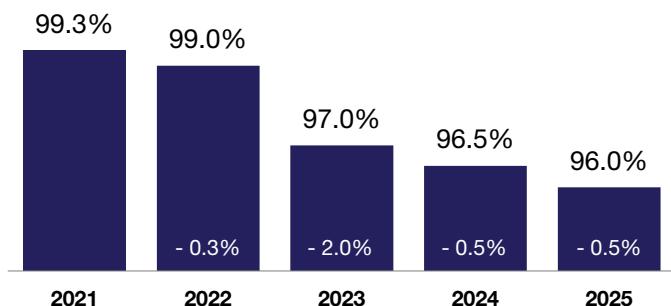
### Bottom 5 Areas: Change in Median Sales Price from 2024

James Island	- 1.6%
Daniel Island	- 3.1%
Sullivan's Island	- 8.5%
Seabrook Island	- 11.1%
Hollywood / Ravenel / Meggett Area	- 24.3%

## Days on Market Until Sale



## Percent of Original List Price Received



### Top 5 Areas: Change in Days on Market from 2024

Seabrook Island	+ 64.7%
Lower Mount Pleasant	+ 53.8%
Edisto Area	+ 44.4%
James Island	+ 42.9%
Johns Island	+ 42.4%

### Bottom 5 Areas: Change in Days on Market from 2024

Goose Creek / Moncks Corner	+ 11.6%
Sullivan's Island	+ 4.8%
Upper Charleston Peninsula	+ 2.7%
Kiawah	+ 2.0%
Daniel Island	0.0%

### Top 5 Areas: Change in Pct. of Orig. Price Received from 2024

Sullivan's Island	+ 1.3%
Hollywood / Ravenel / Meggett Area	+ 0.3%
Folly Beach	+ 0.2%
Greater Summerville Area	0.0%
Daniel Island	- 0.1%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2024

James Island	- 1.0%
Kiawah	- 1.0%
Upper Charleston Peninsula	- 1.2%
Edisto Area	- 1.5%
Wando / Cainhoy Area	- 1.6%

# Property Type Review

48

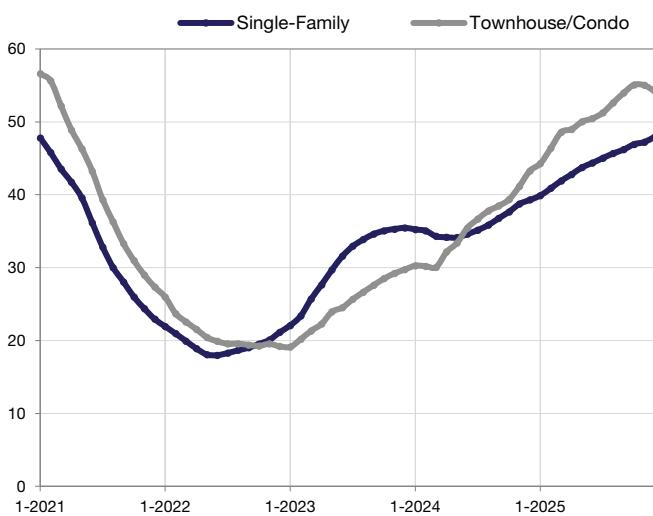
Average Days on Market  
Single-Family

54

Average Days on Market  
Townhouse/Condo

## Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



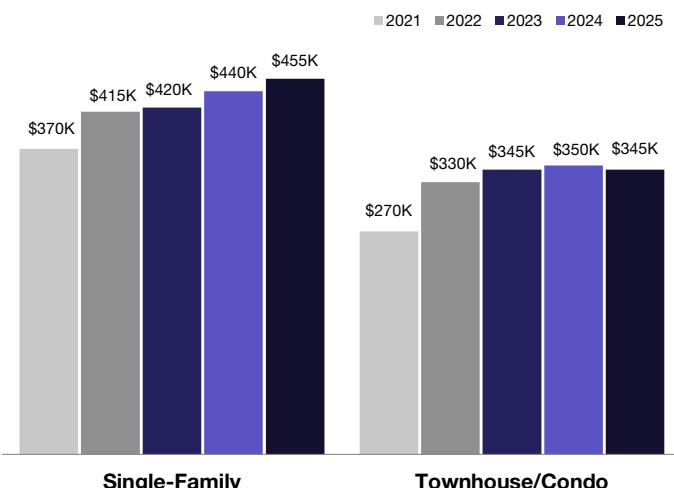
+ 3.5%

One-Year Change in Price  
Single-Family

- 1.4%

One-Year Change in Price  
Townhouse/Condo

## Median Sales Price



## Top 10 Areas: Townhouse/Condo Market Share in 2025

Seabrook Island	39.5%
Folly Beach	36.2%
Kiawah	35.0%
Isle of Palms	29.9%
Wando / Cainhoy Area	29.9%
Downtown Charleston	25.6%
Daniel Island	25.1%
Dorchester Road Corridor	22.6%
Lower Mount Pleasant	19.3%
West Ashley Area	19.1%

## Top 10 Areas: Single-Family Market Share in 2025

Hollywood / Ravelin / Meggett Area	77.9%
Sullivan's Island	77.5%
Greater Summerville Area	75.0%
Goose Creek / Moncks Corner	74.4%
Hanahan	74.3%
Berkeley County	69.3%
Johns Island	69.1%
Dorchester County	69.1%
Upper Mount Pleasant	64.2%
Greater North Charleston	58.6%

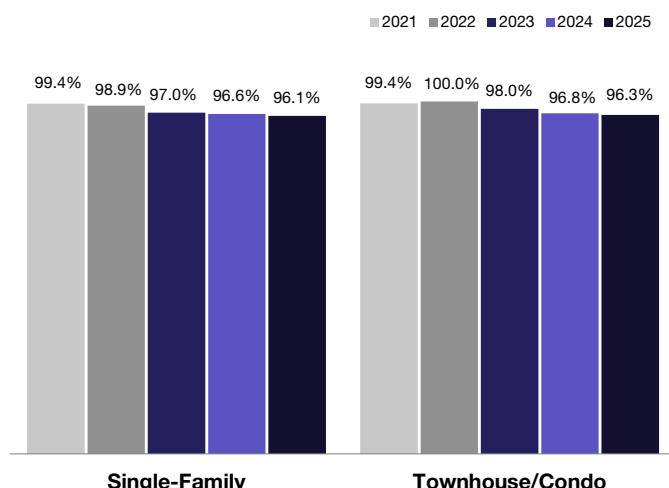
96.1%

Pct. of Orig. Price Received  
Single-Family

96.3%

Pct. of Orig. Price Received  
Townhouse/Condo

## Percent of Original List Price Received



# Distressed Homes Review

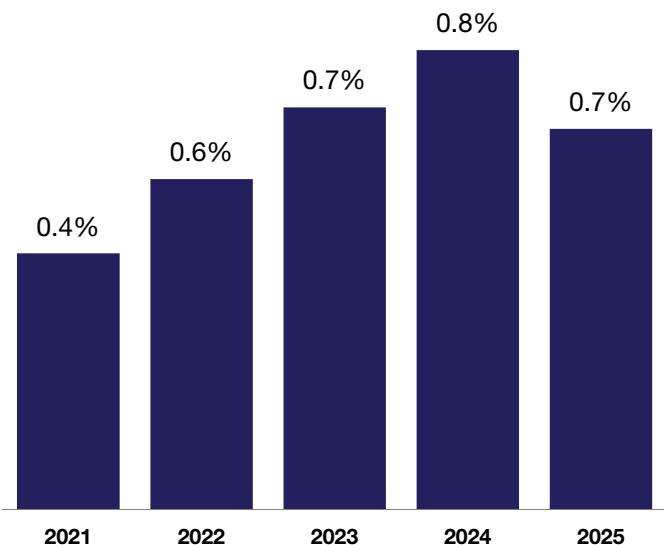
**0.7%**

Percent of Closed Sales in 2025 That Were Distressed

**- 12.5%**

One-Year Change in Sales of Distressed

## Percent of Sales That Were Distressed



## Top Areas: Distressed Market Share in 2025

Dorchester Road Corridor	1.4%
Hanahan	1.3%
Greater Summerville Area	0.9%
Folly Beach	0.8%
Goose Creek / Moncks Corner	0.6%
Greater North Charleston	0.4%
James Island	0.3%
Daniel Island	0.3%
Hollywood / Ravenel / Meggett Area	0.3%
Upper Mount Pleasant	0.2%
West Ashley Area	0.1%
Johns Island	0.1%
Downtown Charleston	0.0%
Edisto Area	0.0%
Isle of Palms	0.0%
Kiawah	0.0%
Lower Mount Pleasant	0.0%
Seabrook Island	0.0%
Sullivan's Island	0.0%
Upper Charleston Peninsula	0.0%
Wando / Cainhoy Area	0.0%

**+ 22.3%**

Four-Year Change in Price  
All Properties

**+ 22.9%**

Four-Year Change in Price  
Traditional Properties

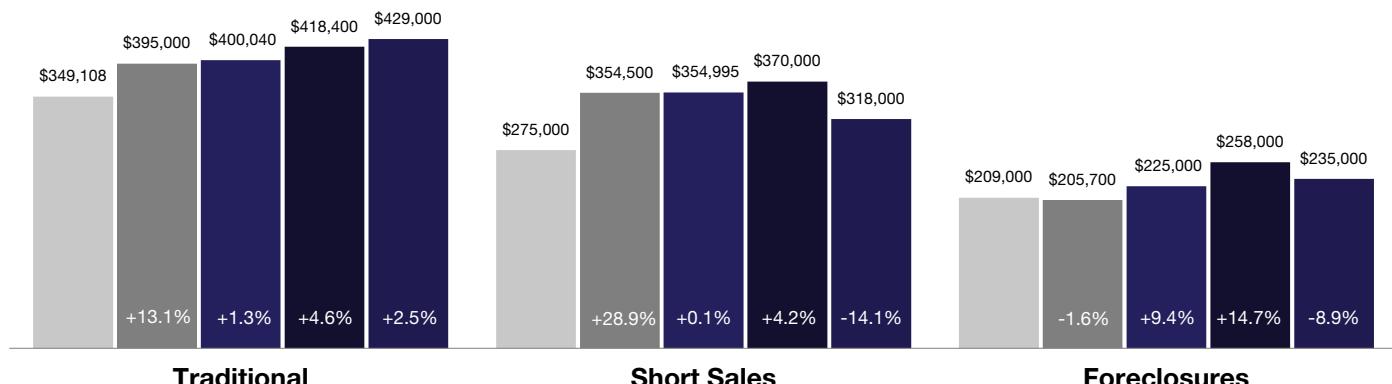
**+ 15.6%**

Four-Year Change in Price  
Short Sales

**+ 12.4%**

Four-Year Change in Price  
Foreclosures

## Median Sales Price



A property is counted as Distressed when the SPECIAL field in CTARMLS is marked as "Lender Owned," "Corp Owned" or "Possible Short Sale," or if the POTENTIAL SHORT SALE field is marked "Yes," or if the REMARKS or AGENT NOTES fields contain a phrase that 10K Research has determined will very likely mark a distressed property.

# New Construction Review

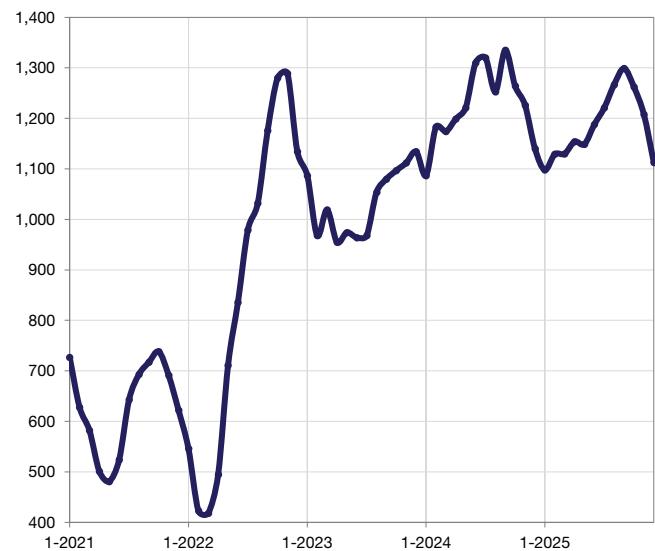
**Sep '25**

Peak of New Construction Inventory this Year

**222**

Drop in New Construction Inventory from All-Time Peak

## New Construction Homes for Sale



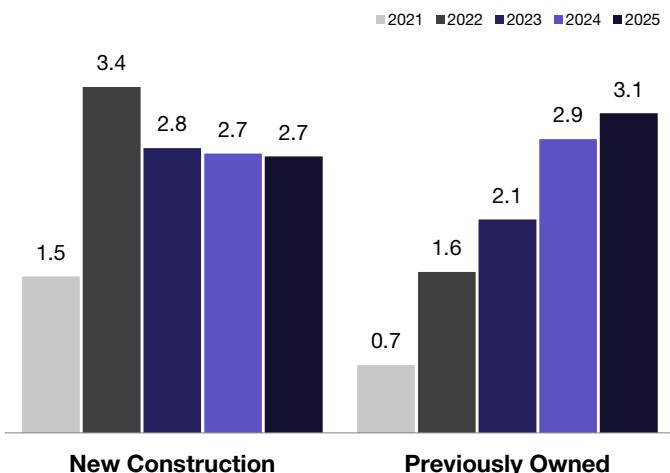
**2.7**

Year-End Months Supply  
New Construction

**3.1**

Year-End Months Supply  
Previously Owned

## Months Supply of Inventory



## Top Areas: New Construction Market Share in 2025

Hollywood / Ravenel / Meggett Area	50.8%
Goose Creek / Moncks Corner	46.0%
Greater Summerville Area	33.7%
Wando / Cainhoy Area	29.9%
Johns Island	25.5%
Greater North Charleston	12.9%
Hanahan	10.3%
Upper Mount Pleasant	10.3%
Dorchester Road Corridor	10.2%
West Ashley Area	6.8%
Lower Mount Pleasant	5.3%
Kiawah	4.5%
Isle of Palms	4.3%
Upper Charleston Peninsula	3.3%
Daniel Island	2.9%
James Island	2.6%
Seabrook Island	2.5%
Sullivan's Island	2.5%
Downtown Charleston	2.1%
Edisto Area	2.0%
Folly Beach	1.5%

**98.0%**

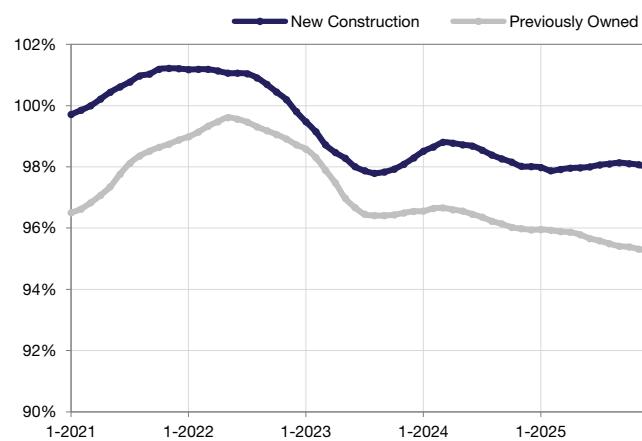
Pct. of Orig. Price Received  
New Construction

**95.3%**

Pct. of Orig. Price Received  
Previously Owned

## Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



# Showings Review

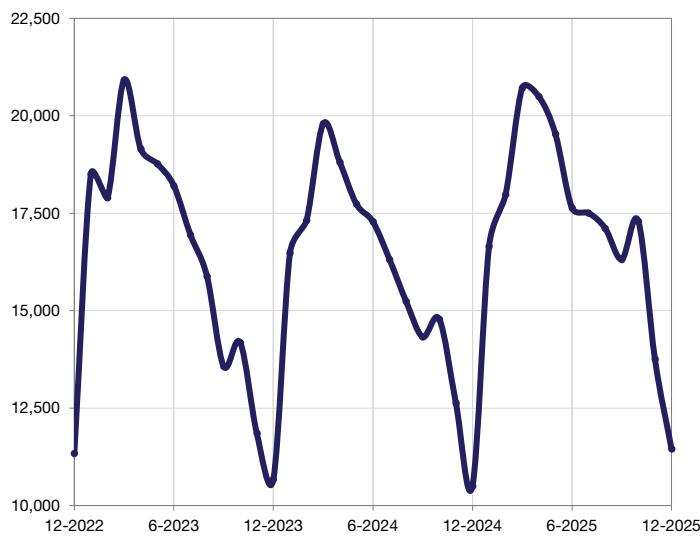
8

Median Number of Showings  
Before Pending

0.0%

One-Year Change in Median  
Showings before Pending

## Monthly Number of Showings



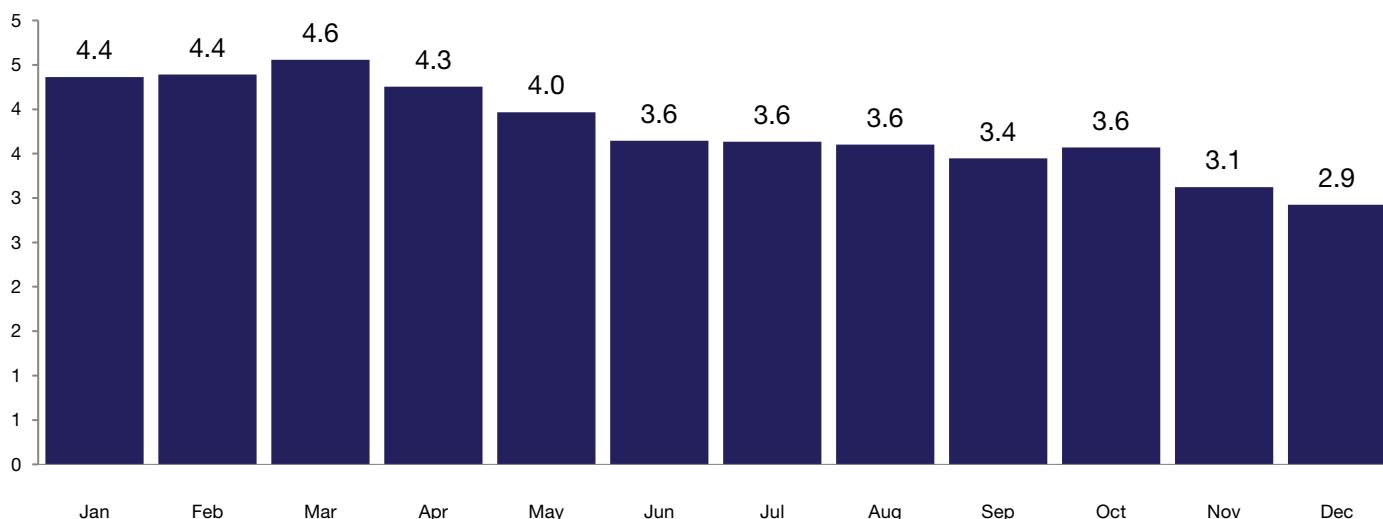
+ 8.0%

One-Year Change in Total Showings

Mar '25

Peak Showing Activity Month

## 2025 Monthly Showings per Listing



# Area Overviews

	Total Closed Sales	Change from 2024	Percent New Construction	Percent Townhouse/Condo	Median Showings to Pending	Days on Market	Pct. of Orig. Price Received
<b>Charleston Area</b>	17,776	+ 1.7%	28.1%	17.7%	9	50	96.0%
<b>Berkeley County</b>	5,708	+ 2.1%	47.3%	14.8%	7	50	96.9%
<b>Charleston County</b>	7,330	+ 3.6%	13.0%	23.8%	8	46	95.6%
<b>Colleton County</b>	368	+ 7.3%	9.8%	9.2%	5	64	93.2%
<b>Dorchester County</b>	3,246	- 4.2%	32.1%	14.0%	8	45	96.5%
Daniel Island	255	- 16.4%	3.1%	34.1%	7	29	96.1%
Dorchester Road Corridor	748	+ 7.0%	12.0%	29.0%	8	43	96.5%
Downtown Charleston	404	+ 8.6%	2.7%	49.3%	6	62	93.2%
Edisto Area	141	+ 11.0%	2.8%	24.1%	6	65	93.2%
Folly Beach	115	+ 8.5%	1.7%	40.9%	8	98	90.8%
Goose Creek / Moncks Corner	4,030	+ 3.7%	52.2%	13.1%	7	48	97.2%
Greater North Charleston	1,095	- 12.1%	16.1%	20.0%	7	41	95.7%
Greater Summerville Area	2,399	- 7.3%	38.9%	9.8%	9	44	96.6%
Hanahan	260	- 4.1%	11.9%	11.2%	8	34	96.4%
Hollywood / Ravenel / Meggett Area	311	+ 86.2%	61.1%	1.3%	7	58	96.3%
Isle of Palms	217	+ 0.5%	5.1%	35.0%	7	58	93.6%
James Island	650	+ 11.3%	3.4%	25.1%	9	40	95.5%
Johns Island	728	- 1.9%	30.2%	15.5%	7	47	97.1%
Kiawah	111	- 21.8%	1.8%	49.5%	7	50	94.7%
Lower Mount Pleasant	848	+ 3.0%	4.0%	27.2%	9	40	95.0%
Rural Berkeley County	386	+ 12.5%	43.0%	--	6	61	95.1%
St. George / Rural Dorchester County	103	- 2.8%	19.4%	3.9%	7	80	92.4%
Seabrook Island	185	+ 5.1%	2.7%	42.7%	12	84	92.8%
Sullivan's Island	31	- 22.5%	3.2%	--	4	65	92.7%
Upper Charleston Peninsula	181	+ 9.7%	5.0%	15.5%	8	38	94.1%
Upper Mount Pleasant	1,046	+ 6.7%	12.4%	21.1%	9	42	97.0%
Wando / Cainhoy Area	279	- 17.0%	34.4%	35.1%	6	50	97.3%
West Ashley Area	1,264	+ 8.4%	8.3%	24.8%	8	36	96.4%

# Area Historical Median Prices

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
<b>Charleston Area</b>	\$349,000	\$395,000	\$400,000	\$416,805	\$426,947	+ 2.4%	+ 22.3%
Berkeley County	\$329,029	\$376,900	\$376,943	\$392,000	\$398,525	+ 1.7%	+ 21.1%
Charleston County	\$440,000	\$516,965	\$560,000	\$615,000	\$631,000	+ 2.6%	+ 43.4%
Colleton County	\$245,000	\$275,000	\$278,500	\$299,900	\$310,000	+ 3.4%	+ 26.5%
Dorchester County	\$297,000	\$350,500	\$362,044	\$370,670	\$376,700	+ 1.6%	+ 26.8%
Daniel Island	\$995,000	\$1,210,000	\$1,350,000	\$1,600,000	\$1,550,000	- 3.1%	+ 55.8%
Dorchester Road Corridor	\$285,000	\$333,950	\$335,000	\$349,990	\$350,000	+ 0.0%	+ 22.8%
Downtown Charleston	\$770,000	\$860,000	\$948,000	\$1,200,000	\$1,257,500	+ 4.8%	+ 63.3%
Edisto Area	\$590,000	\$675,000	\$632,551	\$840,000	\$850,000	+ 1.2%	+ 44.1%
Folly Beach	\$665,000	\$875,000	\$665,000	\$830,000	\$835,000	+ 0.6%	+ 25.6%
Goose Creek / Moncks Corner	\$320,000	\$370,580	\$369,000	\$382,500	\$387,622	+ 1.3%	+ 21.1%
Greater North Charleston	\$245,500	\$285,000	\$310,000	\$325,000	\$330,000	+ 1.5%	+ 34.4%
Greater Summerville Area	\$304,900	\$360,415	\$375,000	\$379,986	\$386,951	+ 1.8%	+ 26.9%
Hanahan	\$319,900	\$375,000	\$399,000	\$405,000	\$424,000	+ 4.7%	+ 32.5%
Hollywood / Ravenel / Meggett Area	\$497,000	\$539,000	\$598,900	\$540,000	\$408,900	- 24.3%	- 17.7%
Isle of Palms	\$1,250,000	\$1,484,500	\$1,512,000	\$1,550,000	\$1,800,000	+ 16.1%	+ 44.0%
James Island	\$400,000	\$492,500	\$530,000	\$620,000	\$610,000	- 1.6%	+ 52.5%
Johns Island	\$423,890	\$565,000	\$600,000	\$618,875	\$645,000	+ 4.2%	+ 52.2%
Kiawah	\$945,000	\$1,442,500	\$1,465,000	\$1,672,500	\$1,700,000	+ 1.6%	+ 79.9%
Lower Mount Pleasant	\$590,500	\$739,000	\$785,000	\$885,000	\$986,000	+ 11.4%	+ 67.0%
Rural Berkeley County	\$292,500	\$415,000	\$448,904	\$369,000	\$396,870	+ 7.6%	+ 35.7%
St. George / Rural Dorchester County	\$201,250	\$249,000	\$266,000	\$291,500	\$300,000	+ 2.9%	+ 49.1%
Seabrook Island	\$609,000	\$749,000	\$807,500	\$950,000	\$845,000	- 11.1%	+ 38.8%
Sullivan's Island	\$2,950,000	\$3,750,000	\$3,800,000	\$4,590,000	\$4,200,000	- 8.5%	+ 42.4%
Upper Charleston Peninsula	\$587,000	\$625,000	\$735,000	\$851,500	\$890,000	+ 4.5%	+ 51.6%
Upper Mount Pleasant	\$577,000	\$707,500	\$775,000	\$852,500	\$880,000	+ 3.2%	+ 52.5%
Wando / Cainhoy Area	\$456,350	\$520,000	\$660,000	\$614,514	\$655,000	+ 6.6%	+ 43.5%
West Ashley Area	\$350,000	\$412,685	\$459,640	\$484,900	\$513,783	+ 6.0%	+ 46.8%