

Local Market Update – May 2026

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



Dorchester County

County: DOR

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	343	409	+ 19.2%	1,663	1,934	+ 16.3%
Closed Sales	234	288	+ 23.1%	965	1,143	+ 18.4%
Median Sales Price*	\$395,468	\$400,000	+ 1.1%	\$393,820	\$395,000	+ 0.3%
Average Sales Price*	\$434,512	\$417,083	- 4.0%	\$427,947	\$418,587	- 2.2%
Percent of Original List Price Received*	97.1%	97.1%	0.0%	97.2%	96.5%	- 0.7%
Days on Market Until Sale	35	39	+ 11.4%	43	48	+ 11.6%
Inventory of Homes for Sale	734	832	+ 13.4%	--	--	--

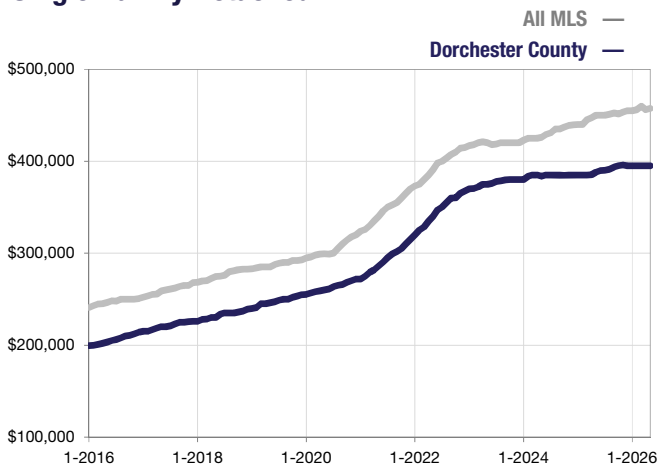
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	70	58	- 17.1%	301	313	+ 4.0%
Closed Sales	51	56	+ 9.8%	186	216	+ 16.1%
Median Sales Price*	\$294,845	\$273,250	- 7.3%	\$299,990	\$271,250	- 9.6%
Average Sales Price*	\$292,769	\$288,041	- 1.6%	\$290,956	\$277,575	- 4.6%
Percent of Original List Price Received*	97.3%	96.7%	- 0.6%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	64	44	- 31.3%	60	57	- 5.0%
Inventory of Homes for Sale	137	132	- 3.6%	--	--	--

* 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

