Local Market Update – July 2026

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

Charleston County

County: CHS

Single-Family Detached

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	698	**676**	- 3.2%	5,173	**5,367**	+ 3.8%
Closed Sales	524	**557**	+ 6.3%	3,357	**3,570**	+ 6.3%
Median Sales Price*	$715,000	**$732,500**	+ 2.4%	$700,000	**$725,000**	+ 3.6%
Average Sales Price*	$989,042	**$1,074,174**	+ 8.6%	$1,017,977	**$1,107,755**	+ 8.8%
Percent of Original List Price Received*	95.5%	**95.6%**	+ 0.1%	96.1%	**95.7%**	- 0.4%
Days on Market Until Sale	37	**42**	+ 13.5%	40	**45**	+ 12.5%
Inventory of Homes for Sale	1,562	**1,546**	- 1.0%	--	**--**	--

* 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

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	195	**239**	+ 22.6%	1,694	**1,905**	+ 12.5%
Closed Sales	150	**176**	+ 17.3%	1,093	**1,233**	+ 12.8%
Median Sales Price*	$420,000	**$425,500**	+ 1.3%	$426,000	**$435,000**	+ 2.1%
Average Sales Price*	$498,916	**$513,392**	+ 2.9%	$572,329	**$584,963**	+ 2.2%
Percent of Original List Price Received*	96.1%	**96.0%**	- 0.1%	96.4%	**96.0%**	- 0.4%
Days on Market Until Sale	46	**49**	+ 6.5%	46	**54**	+ 17.4%
Inventory of Homes for Sale	574	**595**	+ 3.7%	--	**--**	--

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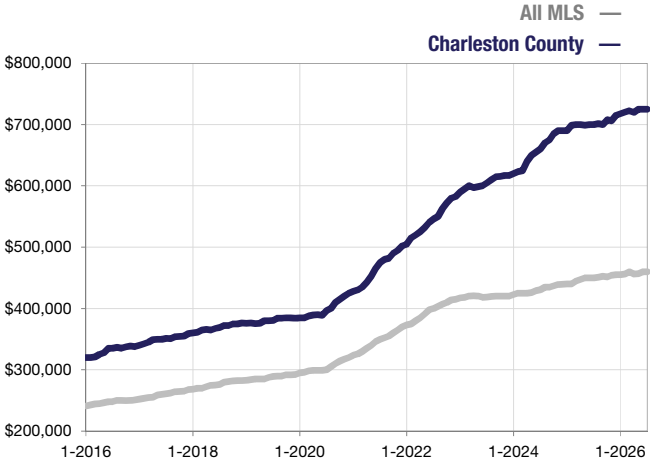
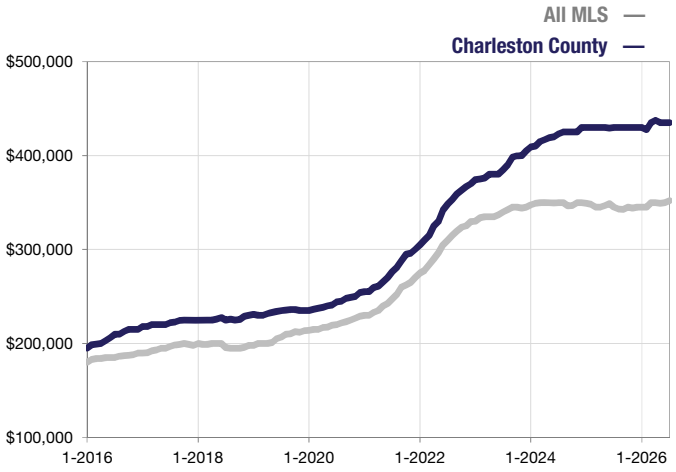
Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of August 7, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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