

Local Market Update – July 2026

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



Colleton County

Single-Family Detached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	34	40	+ 17.6%	304	278	- 8.6%
Closed Sales	26	24	- 7.7%	166	157	- 5.4%
Median Sales Price*	\$322,500	\$331,000	+ 2.6%	\$322,500	\$349,900	+ 8.5%
Average Sales Price*	\$632,453	\$525,242	- 17.0%	\$634,286	\$685,678	+ 8.1%
Percent of Original List Price Received*	94.4%	91.9%	- 2.6%	94.4%	92.6%	- 1.9%
Days on Market Until Sale	45	84	+ 86.7%	55	90	+ 63.6%
Inventory of Homes for Sale	143	151	+ 5.6%	--	--	--

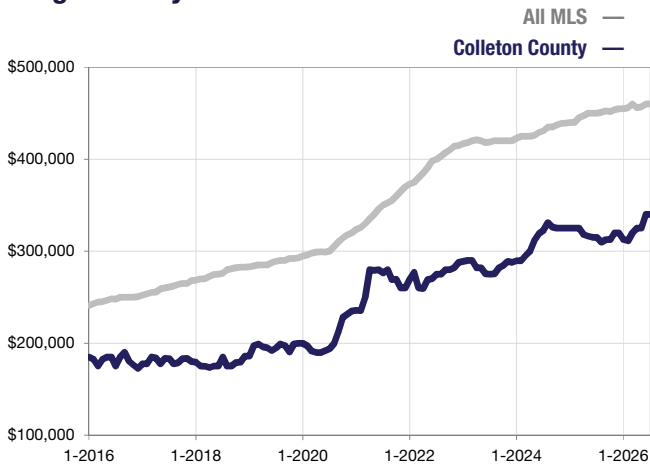
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	1	- 80.0%	47	44	- 6.4%
Closed Sales	2	6	+ 200.0%	19	27	+ 42.1%
Median Sales Price*	\$345,000	\$396,000	+ 14.8%	\$415,000	\$480,000	+ 15.7%
Average Sales Price*	\$345,000	\$451,500	+ 30.9%	\$455,568	\$483,827	+ 6.2%
Percent of Original List Price Received*	94.3%	93.4%	- 1.0%	95.3%	94.4%	- 0.9%
Days on Market Until Sale	61	150	+ 145.9%	57	111	+ 94.7%
Inventory of Homes for Sale	29	15	- 48.3%	--	--	--

* 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

