

Local Market Update – July 2026

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



Dorchester County

County: DOR

Single-Family Detached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		388	420	+ 8.2%	2,428	2,704	+ 11.4%
Closed Sales		303	269	- 11.2%	1,531	1,702	+ 11.2%
Median Sales Price*		\$400,000	\$422,700	+ 5.7%	\$398,000	\$399,956	+ 0.5%
Average Sales Price*		\$438,766	\$448,220	+ 2.2%	\$433,188	\$426,735	- 1.5%
Percent of Original List Price Received*		96.7%	96.1%	- 0.6%	97.1%	96.5%	- 0.6%
Days on Market Until Sale		42	47	+ 11.9%	42	47	+ 11.9%
Inventory of Homes for Sale		780	878	+ 12.6%	--	--	--

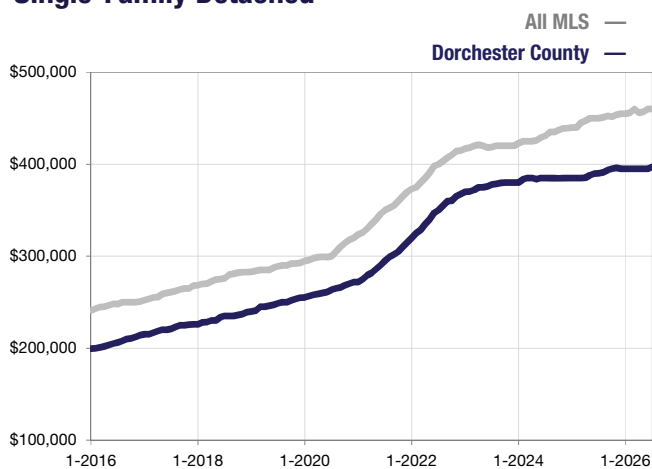
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		58	78	+ 34.5%	407	454	+ 11.5%
Closed Sales		44	44	0.0%	269	307	+ 14.1%
Median Sales Price*		\$292,500	\$260,705	- 10.9%	\$298,000	\$267,785	- 10.1%
Average Sales Price*		\$287,693	\$267,190	- 7.1%	\$290,184	\$272,872	- 6.0%
Percent of Original List Price Received*		96.2%	96.2%	0.0%	96.5%	96.1%	- 0.4%
Days on Market Until Sale		43	37	- 14.0%	55	52	- 5.5%
Inventory of Homes for Sale		136	154	+ 13.2%	--	--	--

* 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

