

Local Market Update – July 2026

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



Dorchester Road Corridor

Area 61

Single-Family Detached	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	81	86	+ 6.2%	488	489	+ 0.2%
Closed Sales	64	46	- 28.1%	321	316	- 1.6%
Median Sales Price*	\$389,250	\$386,000	- 0.8%	\$380,000	\$380,000	0.0%
Average Sales Price*	\$409,749	\$441,161	+ 7.7%	\$419,496	\$412,287	- 1.7%
Percent of Original List Price Received*	97.5%	98.2%	+ 0.7%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	30	25	- 16.7%	36	38	+ 5.6%
Inventory of Homes for Sale	137	154	+ 12.4%	--	--	--

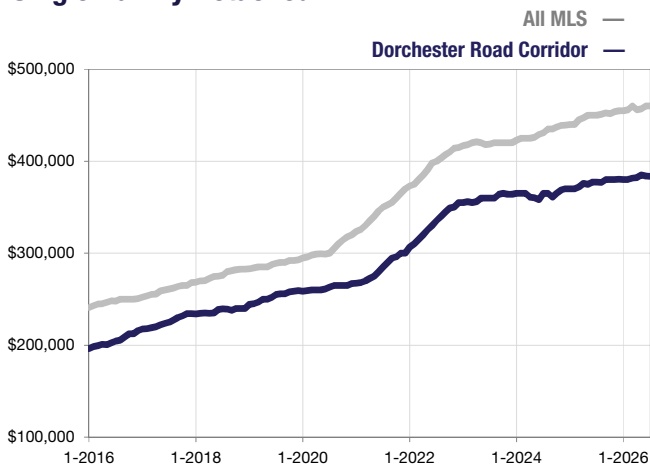
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	23	28	+ 21.7%	203	175	- 13.8%
Closed Sales	19	19	0.0%	140	97	- 30.7%
Median Sales Price*	\$273,000	\$285,930	+ 4.7%	\$299,990	\$289,770	- 3.4%
Average Sales Price*	\$276,525	\$277,941	+ 0.5%	\$295,288	\$279,705	- 5.3%
Percent of Original List Price Received*	95.1%	96.5%	+ 1.5%	95.8%	97.0%	+ 1.3%
Days on Market Until Sale	36	42	+ 16.7%	45	48	+ 6.7%
Inventory of Homes for Sale	58	70	+ 20.7%	--	--	--

* 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

