

Local Market Update – July 2026

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



Downtown Charleston

Area 51

Single-Family Detached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	23	25	+ 8.7%	196	229	+ 16.8%
Closed Sales	14	21	+ 50.0%	116	158	+ 36.2%
Median Sales Price*	\$2,280,000	\$1,825,000	- 20.0%	\$1,800,000	\$2,400,000	+ 33.3%
Average Sales Price*	\$2,618,642	\$2,404,786	- 8.2%	\$2,524,545	\$3,114,938	+ 23.4%
Percent of Original List Price Received*	91.4%	91.8%	+ 0.4%	93.4%	92.6%	- 0.9%
Days on Market Until Sale	45	44	- 2.2%	46	58	+ 26.1%
Inventory of Homes for Sale	69	77	+ 11.6%	--	--	--

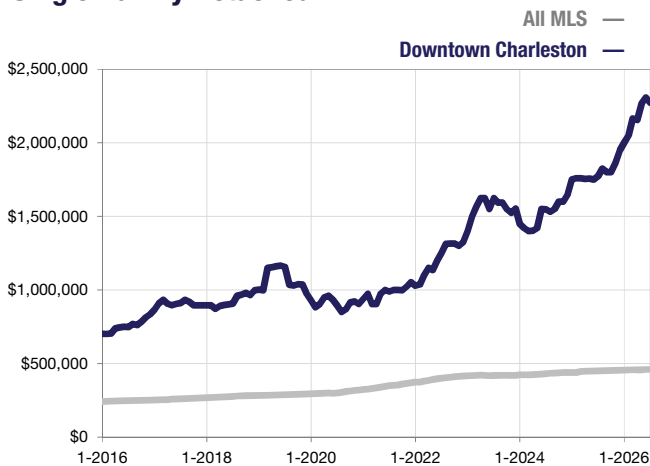
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	15	- 11.8%	210	184	- 12.4%
Closed Sales	13	11	- 15.4%	118	123	+ 4.2%
Median Sales Price*	\$600,000	\$850,000	+ 41.7%	\$932,500	\$875,000	- 6.2%
Average Sales Price*	\$765,682	\$1,207,091	+ 57.6%	\$1,085,134	\$1,214,321	+ 11.9%
Percent of Original List Price Received*	91.3%	96.2%	+ 5.4%	93.4%	94.8%	+ 1.5%
Days on Market Until Sale	76	39	- 48.7%	63	52	- 17.5%
Inventory of Homes for Sale	83	59	- 28.9%	--	--	--

* 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

