

# Local Market Update – July 2026

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



## Edisto Area

Areas 26, 27 & 28

| Single-Family Detached                   | July        |             |                | Year to Date |             |                |
|------------------------------------------|-------------|-------------|----------------|--------------|-------------|----------------|
|                                          | 2025        | 2026        | Percent Change | 2025         | 2026        | Percent Change |
| New Listings                             | 10          | 15          | + 50.0%        | 109          | 110         | + 0.9%         |
| Closed Sales                             | 8           | 10          | + 25.0%        | 64           | 61          | - 4.7%         |
| Median Sales Price*                      | \$822,000   | \$949,950   | + 15.6%        | \$1,157,000  | \$895,000   | - 22.6%        |
| Average Sales Price*                     | \$1,402,375 | \$1,109,480 | - 20.9%        | \$1,365,429  | \$1,097,580 | - 19.6%        |
| Percent of Original List Price Received* | 95.7%       | 92.9%       | - 2.9%         | 93.8%        | 93.9%       | + 0.1%         |
| Days on Market Until Sale                | 79          | 103         | + 30.4%        | 43           | 73          | + 69.8%        |
| Inventory of Homes for Sale              | 47          | 62          | + 31.9%        | --           | --          | --             |

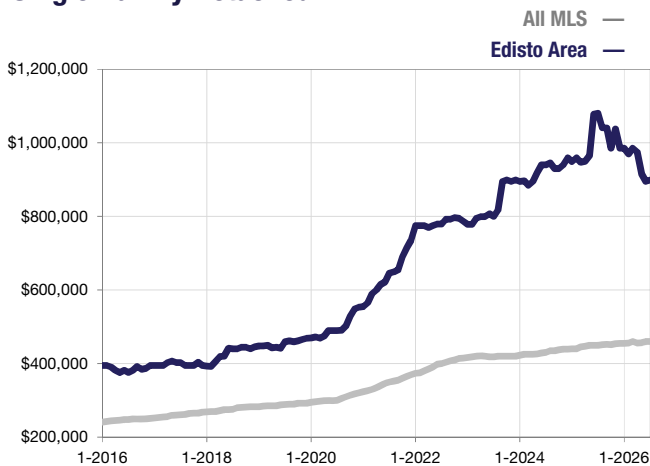
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Townhouse-Condo Attached                 | July      |           |                | Year to Date |           |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-----------|----------------|
|                                          | 2025      | 2026      | Percent Change | 2025         | 2026      | Percent Change |
| New Listings                             | 5         | 1         | - 80.0%        | 46           | 40        | - 13.0%        |
| Closed Sales                             | 2         | 6         | + 200.0%       | 19           | 26        | + 36.8%        |
| 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           | 109       | + 91.2%        |
| Inventory of Homes for Sale              | 28        | 13        | - 53.6%        | --           | --        | --             |

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

