

Local Market Update – July 2026

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached		July			Year to Date		
Key Metrics	2025	2026	Percent Change		2025	2026	Percent Change
New Listings	125	101	- 19.2%		818	837	+ 2.3%
Closed Sales	83	83	0.0%		546	553	+ 1.3%
Median Sales Price*	\$362,000	\$345,000	- 4.7%		\$347,150	\$348,500	+ 0.4%
Average Sales Price*	\$394,892	\$375,957	- 4.8%		\$375,225	\$385,959	+ 2.9%
Percent of Original List Price Received*	95.8%	95.3%	- 0.5%		96.0%	95.9%	- 0.1%
Days on Market Until Sale	44	41	- 6.8%		39	46	+ 17.9%
Inventory of Homes for Sale	235	243	+ 3.4%		--	--	--

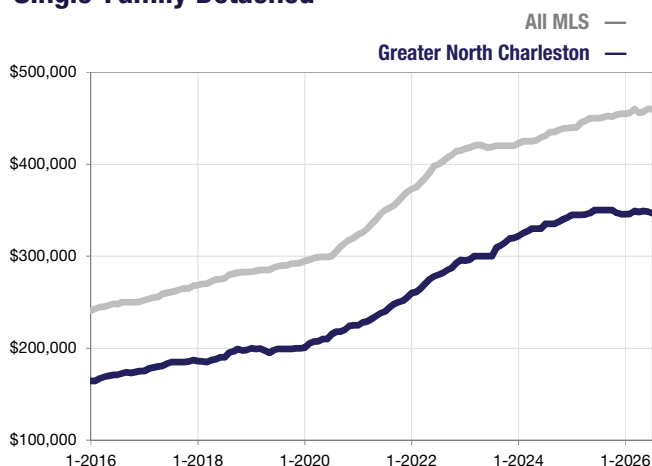
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		July			Year to Date		
Key Metrics	2025	2026	Percent Change		2025	2026	Percent Change
New Listings	29	37	+ 27.6%		241	286	+ 18.7%
Closed Sales	20	26	+ 30.0%		132	156	+ 18.2%
Median Sales Price*	\$281,000	\$286,130	+ 1.8%		\$270,000	\$277,000	+ 2.6%
Average Sales Price*	\$298,787	\$325,350	+ 8.9%		\$296,812	\$307,286	+ 3.5%
Percent of Original List Price Received*	96.8%	95.2%	- 1.7%		95.9%	95.8%	- 0.1%
Days on Market Until Sale	46	40	- 13.0%		45	61	+ 35.6%
Inventory of Homes for Sale	97	92	- 5.2%		--	--	--

* 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

