

Local Market Update – July 2026

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	297	317	+ 6.7%	1,854	2,118	+ 14.2%
Closed Sales	230	213	- 7.4%	1,165	1,332	+ 14.3%
Median Sales Price*	\$409,433	\$425,000	+ 3.8%	\$405,000	\$405,000	0.0%
Average Sales Price*	\$449,753	\$453,548	+ 0.8%	\$438,815	\$434,847	- 0.9%
Percent of Original List Price Received*	96.6%	96.1%	- 0.5%	97.2%	96.5%	- 0.7%
Days on Market Until Sale	44	50	+ 13.6%	43	48	+ 11.6%
Inventory of Homes for Sale	601	666	+ 10.8%	--	--	--

* 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.

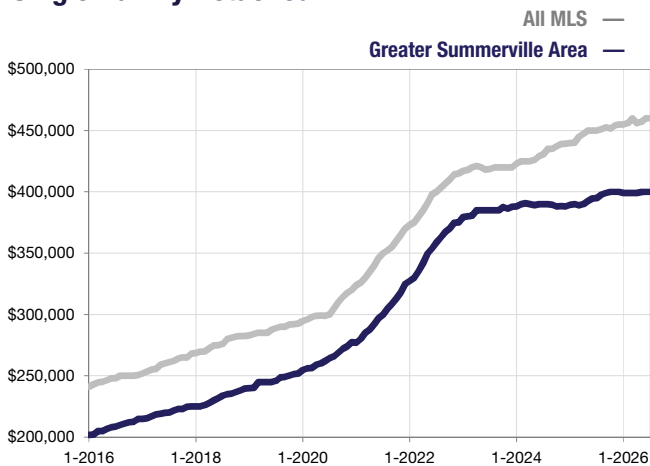
Townhouse-Condo Attached

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	35	50	+ 42.9%	199	273	+ 37.2%
Closed Sales	25	26	+ 4.0%	129	207	+ 60.5%
Median Sales Price*	\$299,000	\$259,093	- 13.3%	\$295,500	\$264,600	- 10.5%
Average Sales Price*	\$296,181	\$260,825	- 11.9%	\$284,644	\$271,342	- 4.7%
Percent of Original List Price Received*	97.1%	95.8%	- 1.3%	97.2%	96.1%	- 1.1%
Days on Market Until Sale	49	35	- 28.6%	67	49	- 26.9%
Inventory of Homes for Sale	74	79	+ 6.8%	--	--	--

* 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

