

Local Market Update – July 2026

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



James Island

Area 21

Single-Family Detached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		50	52	+ 4.0%	461	460	- 0.2%
Closed Sales		44	41	- 6.8%	297	306	+ 3.0%
Median Sales Price*		\$690,000	\$669,000	- 3.0%	\$678,000	\$690,500	+ 1.8%
Average Sales Price*		\$857,322	\$898,566	+ 4.8%	\$821,105	\$852,319	+ 3.8%
Percent of Original List Price Received*		95.8%	97.0%	+ 1.3%	95.9%	96.0%	+ 0.1%
Days on Market Until Sale		31	30	- 3.2%	35	34	- 2.9%
Inventory of Homes for Sale		129	109	- 15.5%	--	--	--

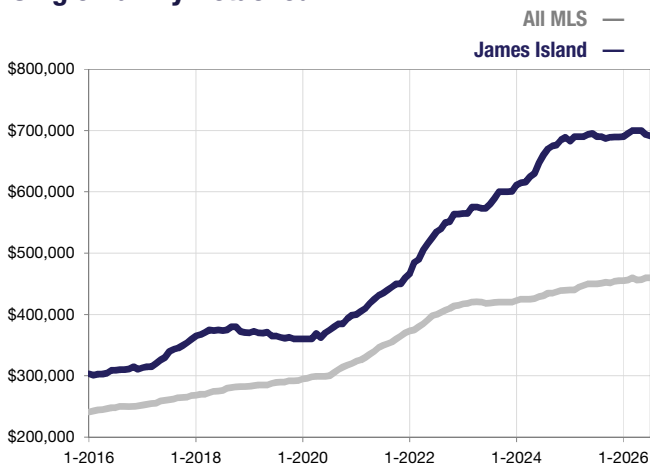
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		14	19	+ 35.7%	145	176	+ 21.4%
Closed Sales		11	16	+ 45.5%	103	107	+ 3.9%
Median Sales Price*		\$369,000	\$353,750	- 4.1%	\$358,300	\$357,500	- 0.2%
Average Sales Price*		\$344,718	\$379,588	+ 10.1%	\$364,496	\$376,049	+ 3.2%
Percent of Original List Price Received*		96.8%	97.3%	+ 0.5%	95.6%	96.2%	+ 0.6%
Days on Market Until Sale		34	31	- 8.8%	47	44	- 6.4%
Inventory of Homes for Sale		37	49	+ 32.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

