

Local Market Update – July 2026

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



Upper Charleston Peninsula

Area 52

Single-Family Detached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		24	19	- 20.8%	163	155	- 4.9%
Closed Sales		17	20	+ 17.6%	93	111	+ 19.4%
Median Sales Price*		\$1,055,000	\$1,117,500	+ 5.9%	\$980,000	\$971,900	- 0.8%
Average Sales Price*		\$1,157,235	\$1,184,300	+ 2.3%	\$1,059,969	\$1,095,937	+ 3.4%
Percent of Original List Price Received*		94.7%	96.5%	+ 1.9%	94.3%	93.7%	- 0.6%
Days on Market Until Sale		31	48	+ 54.8%	45	46	+ 2.2%
Inventory of Homes for Sale		47	47	0.0%	--	--	--

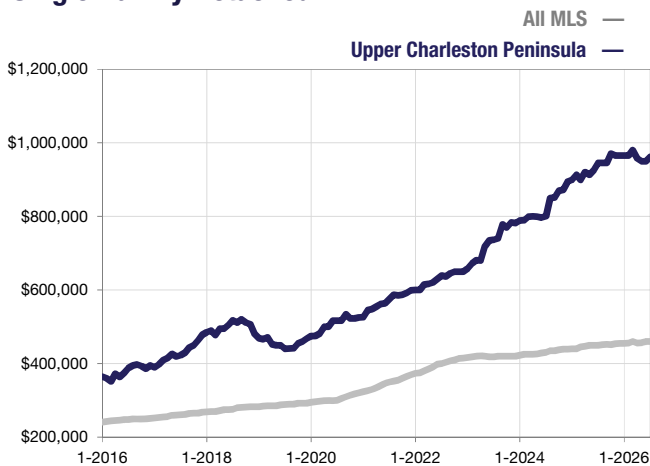
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		July			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		6	3	- 50.0%	27	18	- 33.3%
Closed Sales		2	1	- 50.0%	18	11	- 38.9%
Median Sales Price*		\$519,500	\$388,000	- 25.3%	\$447,500	\$510,000	+ 14.0%
Average Sales Price*		\$519,500	\$388,000	- 25.3%	\$477,764	\$560,318	+ 17.3%
Percent of Original List Price Received*		100.0%	97.7%	- 2.3%	96.3%	95.9%	- 0.4%
Days on Market Until Sale		2	4	+ 100.0%	12	55	+ 358.3%
Inventory of Homes for Sale		7	8	+ 14.3%	--	--	--

* 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

