

Local Market Update – July 2026

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



Wando / Cainhoy Area

Area 78

Single-Family Detached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	29	33	+ 13.8%	150	231	+ 54.0%
Closed Sales	15	34	+ 126.7%	103	182	+ 76.7%
Median Sales Price*	\$863,161	\$834,095	- 3.4%	\$848,950	\$825,000	- 2.8%
Average Sales Price*	\$1,532,462	\$1,115,691	- 27.2%	\$1,155,851	\$937,027	- 18.9%
Percent of Original List Price Received*	98.3%	97.3%	- 1.0%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	35	41	+ 17.1%	42	36	- 14.3%
Inventory of Homes for Sale	49	49	0.0%	--	--	--

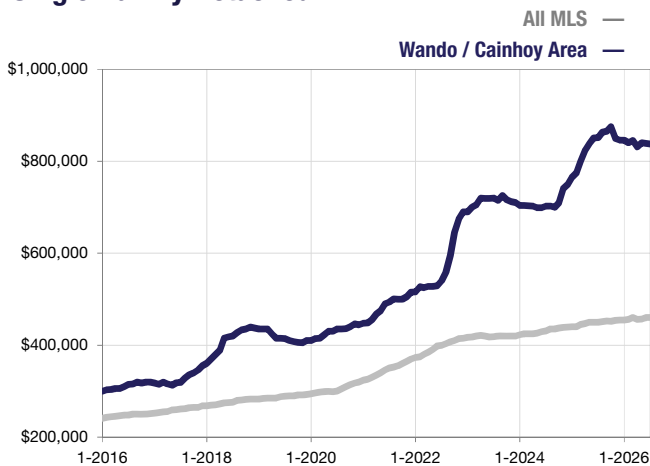
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	6	3	- 50.0%	70	58	- 17.1%
Closed Sales	6	3	- 50.0%	62	45	- 27.4%
Median Sales Price*	\$406,450	\$410,000	+ 0.9%	\$390,950	\$408,000	+ 4.4%
Average Sales Price*	\$401,983	\$419,967	+ 4.5%	\$398,838	\$438,273	+ 9.9%
Percent of Original List Price Received*	99.2%	96.5%	- 2.7%	97.9%	98.2%	+ 0.3%
Days on Market Until Sale	19	41	+ 115.8%	39	55	+ 41.0%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

