

Local Market Update – August 2026

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



Colleton County

Single-Family Detached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	48	39	- 18.8%	352	317	- 9.9%
Closed Sales	16	22	+ 37.5%	182	180	- 1.1%
Median Sales Price*	\$310,000	\$315,000	+ 1.6%	\$320,000	\$347,000	+ 8.4%
Average Sales Price*	\$744,938	\$539,386	- 27.6%	\$644,013	\$665,100	+ 3.3%
Percent of Original List Price Received*	87.1%	93.3%	+ 7.1%	93.8%	92.6%	- 1.3%
Days on Market Until Sale	83	74	- 10.8%	57	89	+ 56.1%
Inventory of Homes for Sale	160	147	- 8.1%	--	--	--

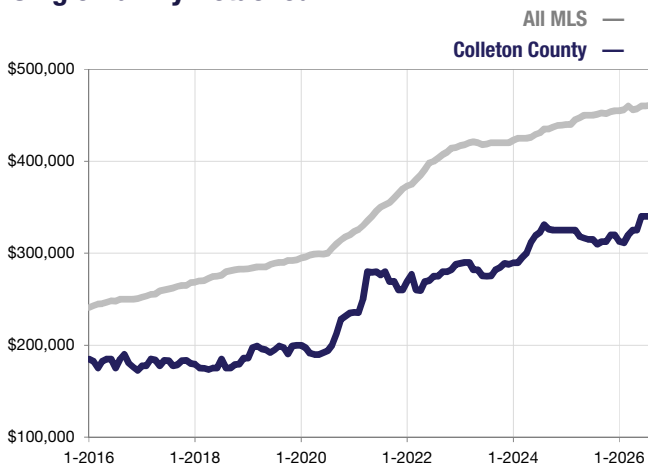
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	4	5	+ 25.0%	51	49	- 3.9%
Closed Sales	2	5	+ 150.0%	21	32	+ 52.4%
Median Sales Price*	\$314,500	\$381,000	+ 21.1%	\$405,000	\$465,000	+ 14.8%
Average Sales Price*	\$314,500	\$372,800	+ 18.5%	\$442,133	\$465,919	+ 5.4%
Percent of Original List Price Received*	94.6%	95.0%	+ 0.4%	95.2%	94.5%	- 0.7%
Days on Market Until Sale	146	159	+ 8.9%	65	119	+ 83.1%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--

* 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

