

Local Market Update – August 2026

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



Dorchester Road Corridor

Area 61

Single-Family Detached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	48	47	- 2.1%	536	534	- 0.4%
Closed Sales	46	63	+ 37.0%	367	380	+ 3.5%
Median Sales Price*	\$386,000	\$396,500	+ 2.7%	\$380,000	\$384,000	+ 1.1%
Average Sales Price*	\$444,975	\$415,946	- 6.5%	\$422,689	\$412,797	- 2.3%
Percent of Original List Price Received*	97.5%	96.3%	- 1.2%	97.4%	96.7%	- 0.7%
Days on Market Until Sale	32	39	+ 21.9%	35	38	+ 8.6%
Inventory of Homes for Sale	131	134	+ 2.3%	--	--	--

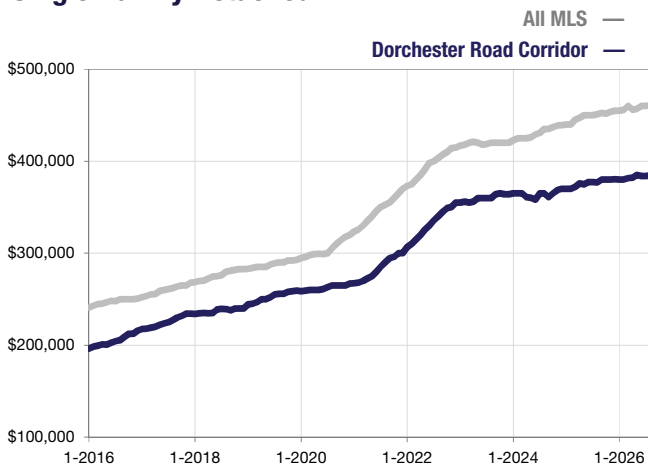
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	13	- 23.5%	220	188	- 14.5%
Closed Sales	17	17	0.0%	157	114	- 27.4%
Median Sales Price*	\$285,000	\$288,650	+ 1.3%	\$299,990	\$289,770	- 3.4%
Average Sales Price*	\$285,442	\$280,294	- 1.8%	\$294,222	\$279,789	- 4.9%
Percent of Original List Price Received*	95.5%	96.6%	+ 1.2%	95.8%	97.0%	+ 1.3%
Days on Market Until Sale	46	47	+ 2.2%	45	48	+ 6.7%
Inventory of Homes for Sale	56	64	+ 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

