Local Market Update – August 2026

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

Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	August 2025	August 2026	Percent Change	Year to Date 2025	Year to Date 2026	Percent Change
New Listings	21	**29**	+ 38.1%	217	**258**	+ 18.9%
Closed Sales	13	**12**	- 7.7%	129	**170**	+ 31.8%
Median Sales Price*	$2,300,000	**$2,442,500**	+ 6.2%	$1,879,063	**$2,400,000**	+ 27.7%
Average Sales Price*	$2,824,279	**$3,030,833**	+ 7.3%	$2,554,987	**$3,109,001**	+ 21.7%
Percent of Original List Price Received*	91.9%	**95.6%**	+ 4.0%	93.2%	**92.9%**	- 0.3%
Days on Market Until Sale	91	**45**	- 50.5%	50	**57**	+ 14.0%
Inventory of Homes for Sale	63	**82**	+ 30.2%	--	**--**	--

* 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.

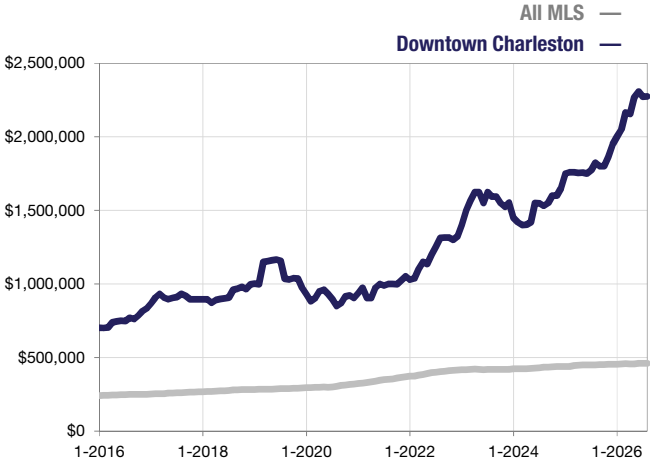
Townhouse-Condo Attached

Key Metrics	August 2025	August 2026	Percent Change	Year to Date 2025	Year to Date 2026	Percent Change
New Listings	25	**14**	- 44.0%	235	**198**	- 15.7%
Closed Sales	25	**13**	- 48.0%	143	**136**	- 4.9%
Median Sales Price*	$1,063,000	**$1,160,000**	+ 9.1%	$950,000	**$922,500**	- 2.9%
Average Sales Price*	$1,066,750	**$1,423,038**	+ 33.4%	$1,082,203	**$1,234,272**	+ 14.1%
Percent of Original List Price Received*	92.1%	**94.7%**	+ 2.8%	93.2%	**94.8%**	+ 1.7%
Days on Market Until Sale	80	**45**	- 43.8%	66	**51**	- 22.7%
Inventory of Homes for Sale	80	**44**	- 45.0%	--	**--**	--

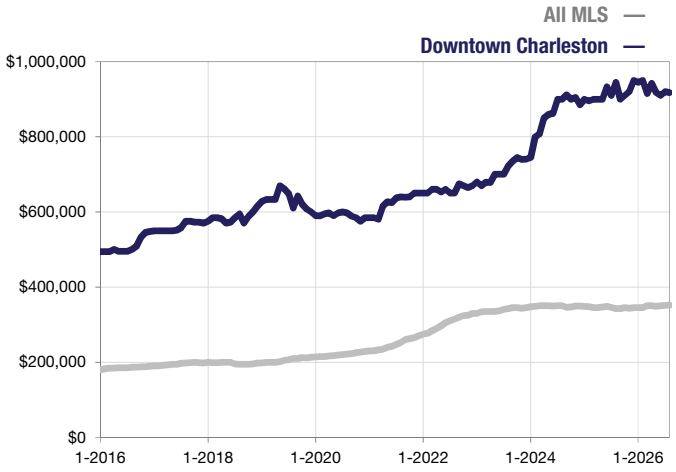
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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