

Local Market Update – August 2026

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



Edisto Area

Areas 26, 27 & 28

Single-Family Detached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	15	22	+ 46.7%	124	132	+ 6.5%
Closed Sales	9	7	- 22.2%	73	68	- 6.8%
Median Sales Price*	\$825,000	\$784,500	- 4.9%	\$1,085,000	\$895,000	- 17.5%
Average Sales Price*	\$916,544	\$1,104,214	+ 20.5%	\$1,310,087	\$1,098,263	- 16.2%
Percent of Original List Price Received*	88.9%	94.5%	+ 6.3%	93.2%	94.0%	+ 0.9%
Days on Market Until Sale	117	73	- 37.6%	52	73	+ 40.4%
Inventory of Homes for Sale	48	66	+ 37.5%	--	--	--

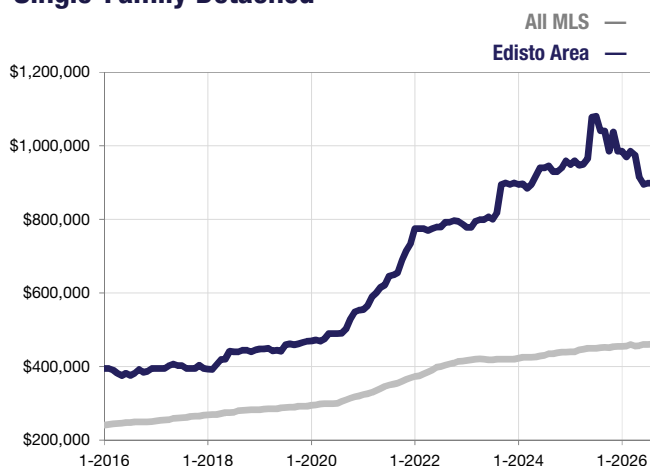
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	4	5	+ 25.0%	50	45	- 10.0%
Closed Sales	2	5	+ 150.0%	21	31	+ 47.6%
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	117	+ 80.0%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--

* 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

