

Local Market Update – August 2026

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached				August			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				116	111	- 4.3%	934	949	+ 1.6%
Closed Sales				70	70	0.0%	616	625	+ 1.5%
Median Sales Price*				\$356,000	\$349,250	- 1.9%	\$348,000	\$348,250	+ 0.1%
Average Sales Price*				\$389,976	\$384,293	- 1.5%	\$376,901	\$385,158	+ 2.2%
Percent of Original List Price Received*				97.3%	94.8%	- 2.6%	96.1%	95.7%	- 0.4%
Days on Market Until Sale				31	56	+ 80.6%	38	47	+ 23.7%
Inventory of Homes for Sale				260	251	- 3.5%	--	--	--

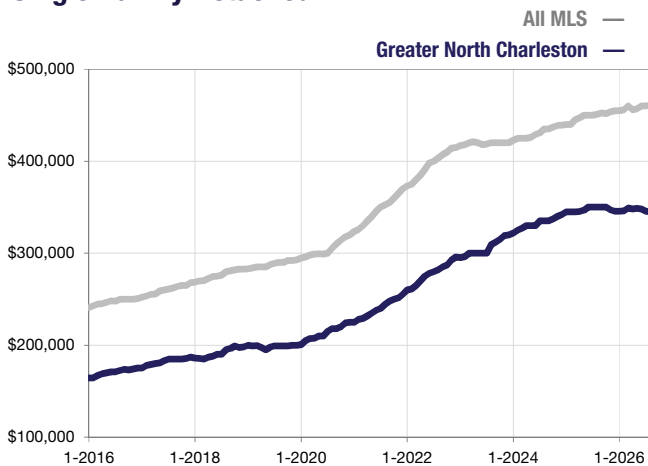
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				August			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				46	35	- 23.9%	287	321	+ 11.8%
Closed Sales				18	19	+ 5.6%	150	175	+ 16.7%
Median Sales Price*				\$219,950	\$279,000	+ 26.8%	\$270,000	\$279,000	+ 3.3%
Average Sales Price*				\$246,272	\$295,685	+ 20.1%	\$290,747	\$306,026	+ 5.3%
Percent of Original List Price Received*				92.5%	94.1%	+ 1.7%	95.5%	95.7%	+ 0.2%
Days on Market Until Sale				52	52	0.0%	46	60	+ 30.4%
Inventory of Homes for Sale				106	102	- 3.8%	--	--	--

* 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

