

Local Market Update – August 2026

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	302	248	- 17.9%	2,156	2,367	+ 9.8%
Closed Sales	203	213	+ 4.9%	1,368	1,549	+ 13.2%
Median Sales Price*	\$395,825	\$405,000	+ 2.3%	\$400,700	\$405,000	+ 1.1%
Average Sales Price*	\$414,660	\$443,635	+ 7.0%	\$435,246	\$436,039	+ 0.2%
Percent of Original List Price Received*	96.4%	96.0%	- 0.4%	97.0%	96.5%	- 0.5%
Days on Market Until Sale	34	49	+ 44.1%	41	48	+ 17.1%
Inventory of Homes for Sale	643	654	+ 1.7%	--	--	--

* 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.

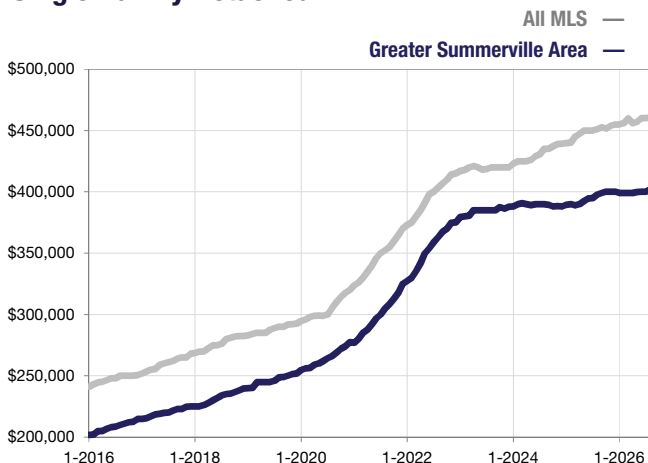
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	30	39	+ 30.0%	229	312	+ 36.2%
Closed Sales	32	21	- 34.4%	161	230	+ 42.9%
Median Sales Price*	\$315,000	\$254,105	- 19.3%	\$298,000	\$263,713	- 11.5%
Average Sales Price*	\$294,756	\$254,057	- 13.8%	\$286,654	\$269,564	- 6.0%
Percent of Original List Price Received*	98.3%	95.9%	- 2.4%	97.4%	96.1%	- 1.3%
Days on Market Until Sale	62	54	- 12.9%	66	49	- 25.8%
Inventory of Homes for Sale	78	81	+ 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

