

Local Market Update – August 2026

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



Hanahan

Area 71

Single-Family Detached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	21	24	+ 14.3%	208	190	- 8.7%
Closed Sales	15	24	+ 60.0%	170	133	- 21.8%
Median Sales Price*	\$399,900	\$488,250	+ 22.1%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$477,693	\$468,785	- 1.9%	\$461,312	\$458,893	- 0.5%
Percent of Original List Price Received*	95.9%	96.4%	+ 0.5%	97.0%	96.7%	- 0.3%
Days on Market Until Sale	49	34	- 30.6%	32	34	+ 6.3%
Inventory of Homes for Sale	44	51	+ 15.9%	--	--	--

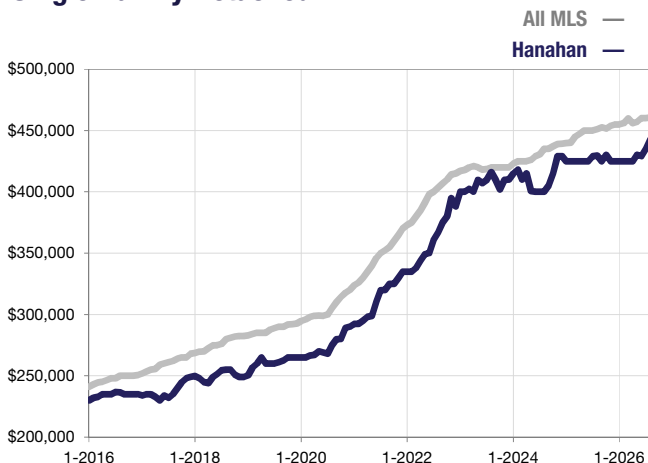
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	6	- 14.3%	23	45	+ 95.7%
Closed Sales	2	3	+ 50.0%	19	23	+ 21.1%
Median Sales Price*	\$240,500	\$250,000	+ 4.0%	\$398,990	\$305,000	- 23.6%
Average Sales Price*	\$240,500	\$240,000	- 0.2%	\$364,744	\$326,289	- 10.5%
Percent of Original List Price Received*	97.9%	91.8%	- 6.2%	97.1%	94.9%	- 2.3%
Days on Market Until Sale	13	56	+ 330.8%	44	34	- 22.7%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--

* 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

