

Local Market Update – August 2026

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



Hollywood / Ravenel / Meggett Area

Area 13

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	26	35	+ 34.6%	273	386	+ 41.4%
Closed Sales	25	18	- 28.0%	214	227	+ 6.1%
Median Sales Price*	\$419,900	\$414,953	- 1.2%	\$402,900	\$425,000	+ 5.5%
Average Sales Price*	\$505,086	\$571,073	+ 13.1%	\$528,449	\$547,425	+ 3.6%
Percent of Original List Price Received*	96.1%	95.1%	- 1.0%	97.0%	96.6%	- 0.4%
Days on Market Until Sale	54	34	- 37.0%	56	56	0.0%
Inventory of Homes for Sale	88	127	+ 44.3%	--	--	--

* 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.

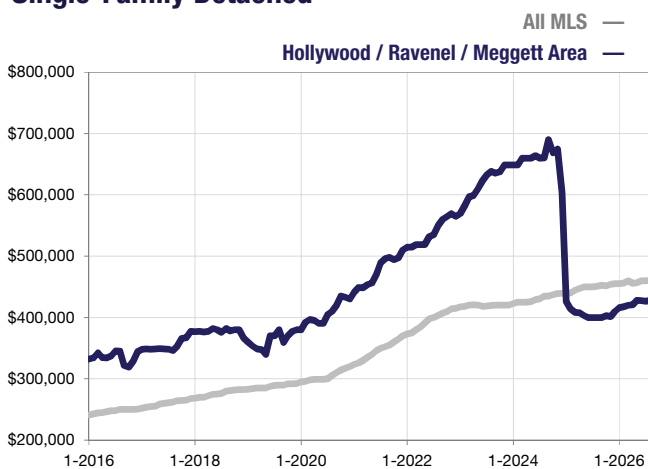
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	1	4	+ 300.0%	4	31	+ 675.0%
Closed Sales	0	6	--	2	23	+ 1,050.0%
Median Sales Price*	\$0	\$345,000	--	\$663,750	\$345,000	- 48.0%
Average Sales Price*	\$0	\$355,498	--	\$663,750	\$362,390	- 45.4%
Percent of Original List Price Received*	0.0%	97.0%	--	98.2%	98.1%	- 0.1%
Days on Market Until Sale	0	37	--	16	35	+ 118.8%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--

* 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

