

Local Market Update – August 2026

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



James Island

Area 21

Single-Family Detached				August			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				61	60	- 1.6%	522	522	0.0%
Closed Sales				32	42	+ 31.3%	329	349	+ 6.1%
Median Sales Price*				\$732,500	\$800,000	+ 9.2%	\$679,000	\$705,000	+ 3.8%
Average Sales Price*				\$822,484	\$1,259,067	+ 53.1%	\$821,239	\$900,032	+ 9.6%
Percent of Original List Price Received*				94.4%	95.7%	+ 1.4%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale				39	32	- 17.9%	35	34	- 2.9%
Inventory of Homes for Sale				130	121	- 6.9%	--	--	--

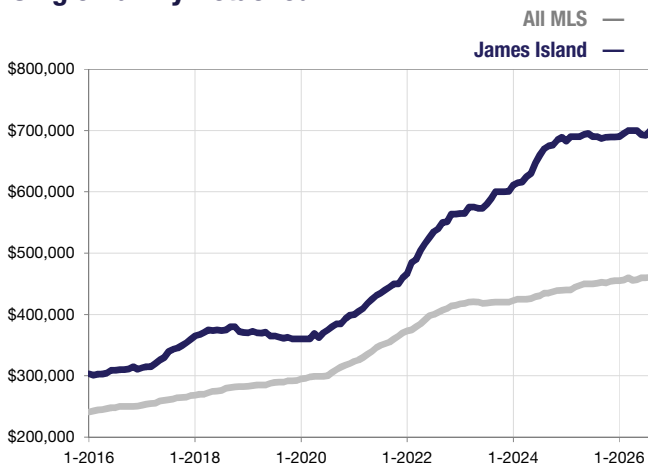
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				August			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				30	18	- 40.0%	175	194	+ 10.9%
Closed Sales				13	17	+ 30.8%	116	125	+ 7.8%
Median Sales Price*				\$390,000	\$369,900	- 5.2%	\$359,100	\$357,500	- 0.4%
Average Sales Price*				\$433,935	\$370,629	- 14.6%	\$372,278	\$373,900	+ 0.4%
Percent of Original List Price Received*				91.8%	98.1%	+ 6.9%	95.2%	96.5%	+ 1.4%
Days on Market Until Sale				70	45	- 35.7%	49	44	- 10.2%
Inventory of Homes for Sale				47	43	- 8.5%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

