

Local Market Update – August 2026

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	17	14	- 17.6%	180	169	- 6.1%
Closed Sales	15	14	- 6.7%	108	125	+ 15.7%
Median Sales Price*	\$895,000	\$1,024,000	+ 14.4%	\$972,500	\$980,000	+ 0.8%
Average Sales Price*	\$1,190,533	\$1,153,608	- 3.1%	\$1,078,103	\$1,102,396	+ 2.3%
Percent of Original List Price Received*	91.1%	91.5%	+ 0.4%	93.8%	93.4%	- 0.4%
Days on Market Until Sale	42	54	+ 28.6%	44	47	+ 6.8%
Inventory of Homes for Sale	54	43	- 20.4%	--	--	--

* 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.

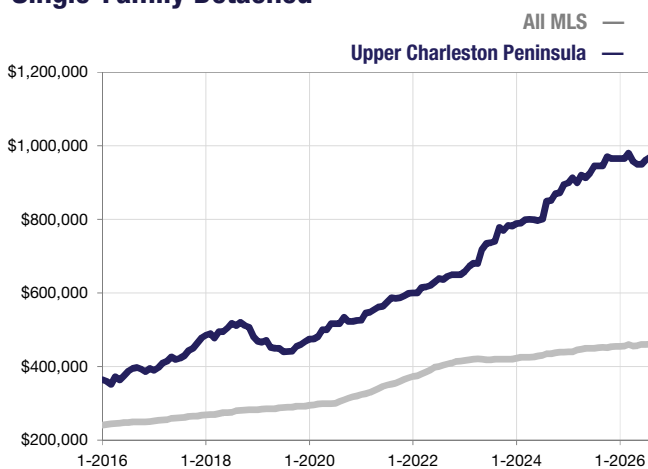
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	1	4	+ 300.0%	28	22	- 21.4%
Closed Sales	3	2	- 33.3%	21	13	- 38.1%
Median Sales Price*	\$500,000	\$671,495	+ 34.3%	\$450,000	\$550,000	+ 22.2%
Average Sales Price*	\$480,000	\$671,495	+ 39.9%	\$478,083	\$577,422	+ 20.8%
Percent of Original List Price Received*	98.2%	95.8%	- 2.4%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	30	74	+ 146.7%	15	58	+ 286.7%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--

* 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

