

Local Market Update – August 2026

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



Wando / Cainhoy Area

Area 78

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	18	29	+ 61.1%	168	259	+ 54.2%
Closed Sales	8	29	+ 262.5%	111	211	+ 90.1%
Median Sales Price*	\$802,000	\$858,515	+ 7.0%	\$845,000	\$830,000	- 1.8%
Average Sales Price*	\$806,306	\$907,118	+ 12.5%	\$1,130,659	\$932,916	- 17.5%
Percent of Original List Price Received*	96.7%	98.0%	+ 1.3%	97.5%	98.1%	+ 0.6%
Days on Market Until Sale	39	33	- 15.4%	42	36	- 14.3%
Inventory of Homes for Sale	45	46	+ 2.2%	--	--	--

* 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.

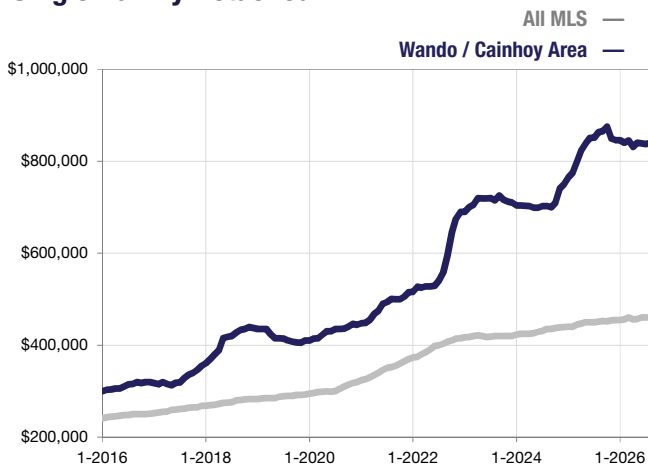
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	8	7	- 12.5%	78	66	- 15.4%
Closed Sales	10	5	- 50.0%	72	50	- 30.6%
Median Sales Price*	\$362,950	\$550,455	+ 51.7%	\$387,400	\$412,400	+ 6.5%
Average Sales Price*	\$404,260	\$521,052	+ 28.9%	\$399,591	\$446,551	+ 11.8%
Percent of Original List Price Received*	98.6%	98.7%	+ 0.1%	98.0%	98.3%	+ 0.3%
Days on Market Until Sale	17	79	+ 364.7%	36	58	+ 61.1%
Inventory of Homes for Sale	13	28	+ 115.4%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

