

Local Market Update – September 2026

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



James Island

Area 21

Single-Family Detached				September			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				60	45	- 25.0%	582	565	- 2.9%
Closed Sales				45	34	- 24.4%	374	384	+ 2.7%
Median Sales Price*				\$685,000	\$727,500	+ 6.2%	\$682,000	\$710,000	+ 4.1%
Average Sales Price*				\$869,231	\$1,025,824	+ 18.0%	\$827,013	\$910,502	+ 10.1%
Percent of Original List Price Received*				94.4%	93.4%	- 1.1%	95.6%	95.7%	+ 0.1%
Days on Market Until Sale				44	38	- 13.6%	36	34	- 5.6%
Inventory of Homes for Sale				137	109	- 20.4%	--	--	--

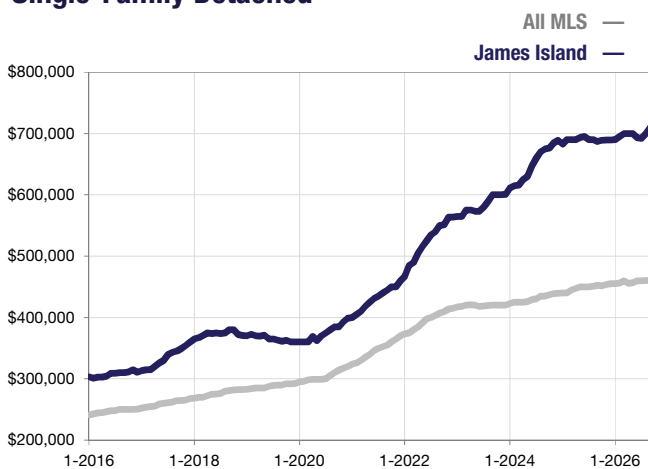
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				September			Year to Date		
Key Metrics				2025	2026	Percent Change	2025	2026	Percent Change
New Listings				18	22	+ 22.2%	193	216	+ 11.9%
Closed Sales				16	17	+ 6.3%	132	142	+ 7.6%
Median Sales Price*				\$289,250	\$395,000	+ 36.6%	\$354,750	\$368,950	+ 4.0%
Average Sales Price*				\$318,656	\$527,935	+ 65.7%	\$365,778	\$392,341	+ 7.3%
Percent of Original List Price Received*				94.5%	95.1%	+ 0.6%	95.1%	96.3%	+ 1.3%
Days on Market Until Sale				30	57	+ 90.0%	47	46	- 2.1%
Inventory of Homes for Sale				51	50	- 2.0%	--	--	--

* 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

