Local Market Update – October 2026

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

Charleston County

County: CHS

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	685	**599**	- 12.6%	7,176	**7,215**	+ 0.5%
Closed Sales	410	**434**	+ 5.9%	4,665	**4,940**	+ 5.9%
Median Sales Price*	$770,000	**$726,500**	- 5.6%	$715,902	**$725,000**	+ 1.3%
Average Sales Price*	$1,147,738	**$1,199,932**	+ 4.5%	$1,045,282	**$1,120,306**	+ 7.2%
Percent of Original List Price Received*	94.9%	**95.6%**	+ 0.7%	95.9%	**95.5%**	- 0.4%
Days on Market Until Sale	50	**44**	- 12.0%	42	**46**	+ 9.5%
Inventory of Homes for Sale	1,602	**1,485**	- 7.3%	--	**--**	--

* 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.

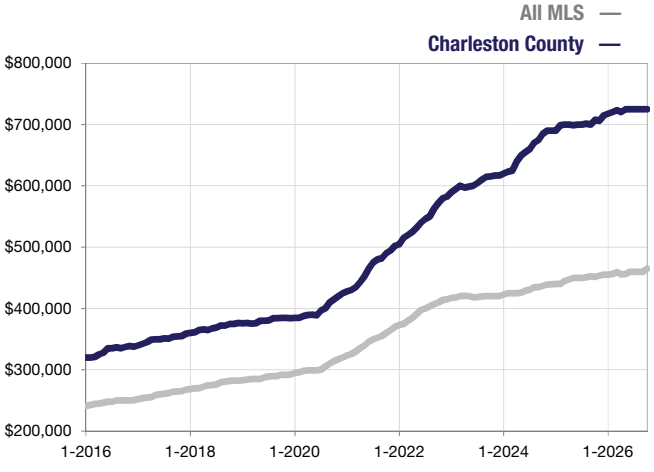
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	220	**202**	- 8.2%	2,359	**2,550**	+ 8.1%
Closed Sales	124	**137**	+ 10.5%	1,500	**1,676**	+ 11.7%
Median Sales Price*	$442,500	**$418,500**	- 5.4%	$430,000	**$437,844**	+ 1.8%
Average Sales Price*	$618,657	**$577,755**	- 6.6%	$580,932	**$585,044**	+ 0.7%
Percent of Original List Price Received*	94.7%	**95.2%**	+ 0.5%	95.9%	**96.0%**	+ 0.1%
Days on Market Until Sale	69	**53**	- 23.2%	51	**53**	+ 3.9%
Inventory of Homes for Sale	620	**613**	- 1.1%	--	**--**	--

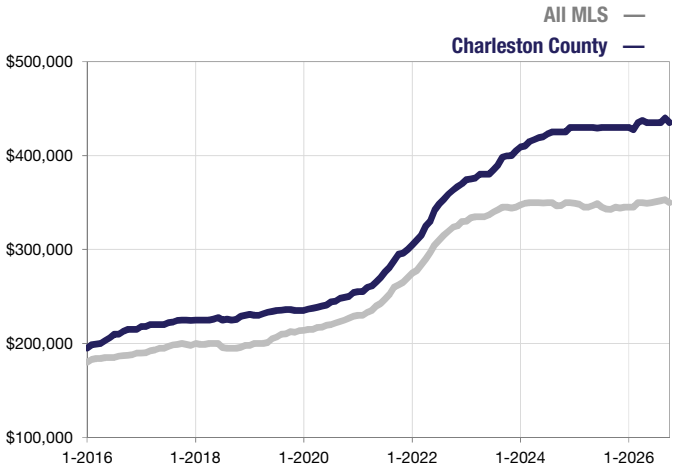
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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