Local Market Update – October 2026

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

Dorchester Road Corridor

Area 61

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	53	**56**	+ 5.7%	634	**665**	+ 4.9%
Closed Sales	44	**37**	- 15.9%	448	**453**	+ 1.1%
Median Sales Price*	$379,000	**$385,000**	+ 1.6%	$380,000	**$385,000**	+ 1.3%
Average Sales Price*	$397,779	**$447,165**	+ 12.4%	$422,056	**$419,345**	- 0.6%
Percent of Original List Price Received*	96.4%	**97.3%**	+ 0.9%	97.1%	**96.7%**	- 0.4%
Days on Market Until Sale	52	**39**	- 25.0%	38	**39**	+ 2.6%
Inventory of Homes for Sale	113	**165**	+ 46.0%	--	**--**	--

* 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.

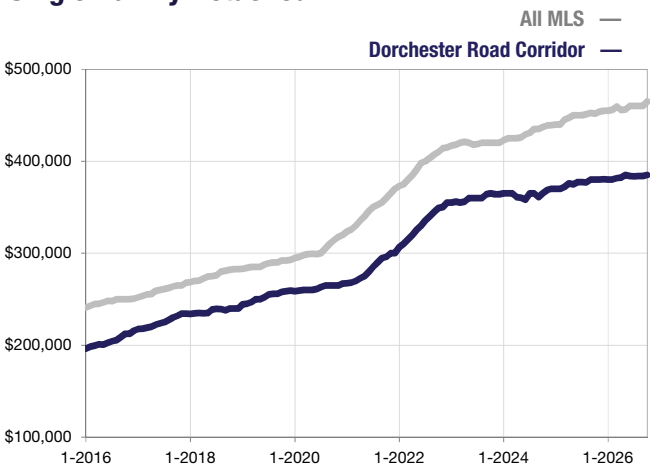
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	17	**14**	- 17.6%	257	**219**	- 14.8%
Closed Sales	16	**14**	- 12.5%	187	**138**	- 26.2%
Median Sales Price*	$285,000	**$276,500**	- 3.0%	$295,990	**$289,770**	- 2.1%
Average Sales Price*	$269,098	**$287,082**	+ 6.7%	$291,005	**$281,266**	- 3.3%
Percent of Original List Price Received*	91.3%	**98.8%**	+ 8.2%	95.2%	**97.3%**	+ 2.2%
Days on Market Until Sale	64	**36**	- 43.8%	48	**47**	- 2.1%
Inventory of Homes for Sale	50	**49**	- 2.0%	--	**--**	--

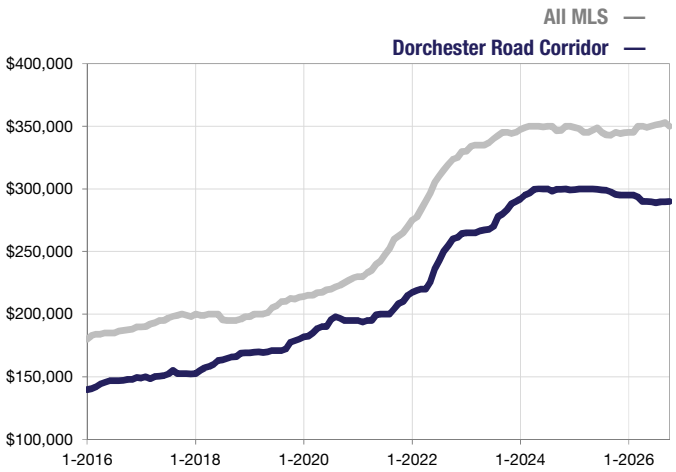
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



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