Local Market Update – October 2026

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

Edisto Area

Areas 26, 27 & 28

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	8	**6**	- 25.0%	144	**160**	+ 11.1%
Closed Sales	6	**13**	+ 116.7%	86	**93**	+ 8.1%
Median Sales Price*	$945,000	**$1,142,500**	+ 20.9%	$1,012,500	**$920,000**	- 9.1%
Average Sales Price*	$1,169,083	**$1,225,462**	+ 4.8%	$1,271,115	**$1,145,321**	- 9.9%
Percent of Original List Price Received*	91.6%	**90.2%**	- 1.5%	93.2%	**93.5%**	+ 0.3%
Days on Market Until Sale	126	**80**	- 36.5%	57	**71**	+ 24.6%
Inventory of Homes for Sale	44	**63**	+ 43.2%	--	**--**	--

* 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.

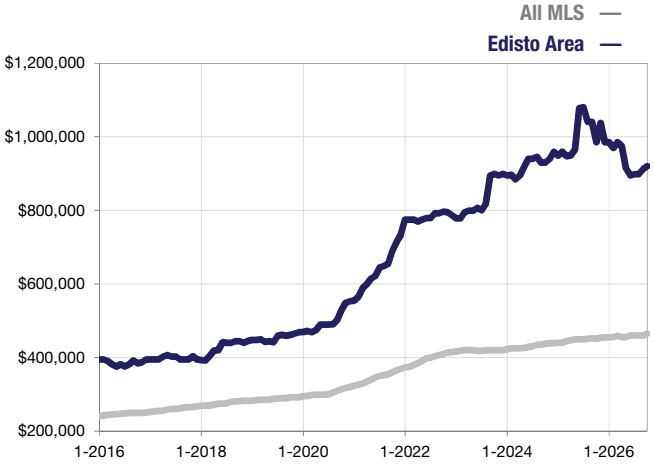
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	9	**5**	- 44.4%	63	**51**	- 19.0%
Closed Sales	2	**0**	- 100.0%	26	**32**	+ 23.1%
Median Sales Price*	$404,000	**$0**	- 100.0%	$410,000	**$470,000**	+ 14.6%
Average Sales Price*	$404,000	**$0**	- 100.0%	$438,838	**$470,106**	+ 7.1%
Percent of Original List Price Received*	95.6%	**0.0%**	- 100.0%	94.8%	**94.6%**	- 0.2%
Days on Market Until Sale	36	**0**	- 100.0%	67	**118**	+ 76.1%
Inventory of Homes for Sale	23	**18**	- 21.7%	--	**--**	--

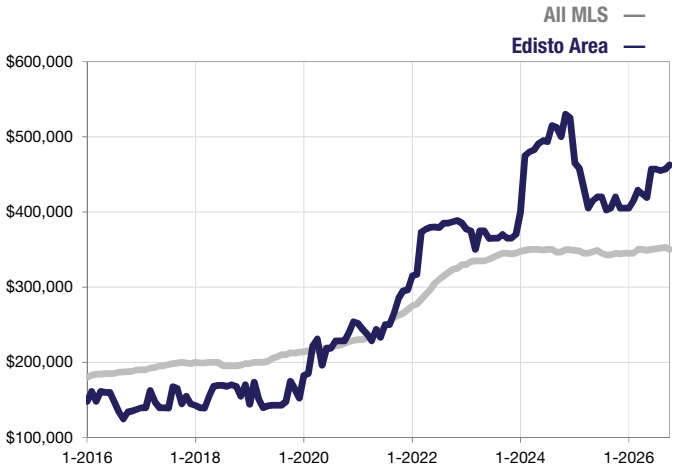
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Historical Median Sales Price Rolling 12-Month Calculation

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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