Local Market Update – October 2026

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

Greater North Charleston

Areas 31 & 32

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	126	**102**	- 19.0%	1,156	**1,160**	+ 0.3%
Closed Sales	67	**61**	- 9.0%	754	**773**	+ 2.5%
Median Sales Price*	$329,900	**$348,000**	+ 5.5%	$345,750	**$349,900**	+ 1.2%
Average Sales Price*	$350,703	**$369,561**	+ 5.4%	$372,283	**$381,034**	+ 2.4%
Percent of Original List Price Received*	95.8%	**97.1%**	+ 1.4%	96.1%	**95.8%**	- 0.3%
Days on Market Until Sale	37	**46**	+ 24.3%	38	**47**	+ 23.7%
Inventory of Homes for Sale	291	**270**	- 7.2%	--	**--**	--

* 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.

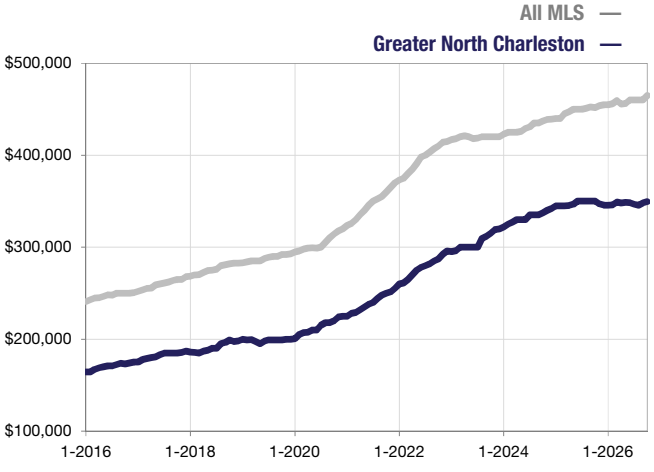
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	26	**34**	+ 30.8%	349	**394**	+ 12.9%
Closed Sales	14	**20**	+ 42.9%	181	**211**	+ 16.6%
Median Sales Price*	$254,500	**$282,995**	+ 11.2%	$265,000	**$281,000**	+ 6.0%
Average Sales Price*	$290,499	**$292,987**	+ 0.9%	$289,235	**$303,506**	+ 4.9%
Percent of Original List Price Received*	95.3%	**96.5%**	+ 1.3%	95.4%	**95.5%**	+ 0.1%
Days on Market Until Sale	23	**56**	+ 143.5%	45	**59**	+ 31.1%
Inventory of Homes for Sale	117	**107**	- 8.5%	--	**--**	--

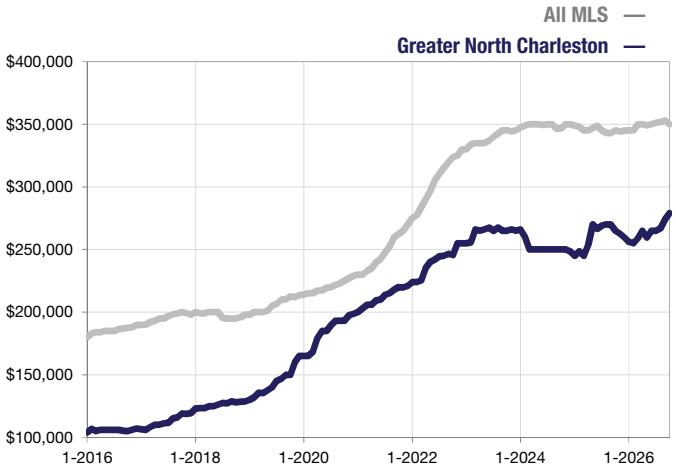
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Historical Median Sales Price Rolling 12-Month Calculation

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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