Local Market Update – October 2026

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

Greater Summerville Area

Areas 62 & 63

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	222	**245**	+ 10.4%	2,604	**2,834**	+ 8.8%
Closed Sales	202	**144**	- 28.7%	1,766	**1,881**	+ 6.5%
Median Sales Price*	$398,663	**$403,892**	+ 1.3%	$400,000	**$405,000**	+ 1.3%
Average Sales Price*	$429,651	**$435,414**	+ 1.3%	$435,452	**$434,386**	- 0.2%
Percent of Original List Price Received*	96.2%	**95.5%**	- 0.7%	96.8%	**96.4%**	- 0.4%
Days on Market Until Sale	42	**57**	+ 35.7%	41	**49**	+ 19.5%
Inventory of Homes for Sale	575	**695**	+ 20.9%	--	**--**	--

* 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.

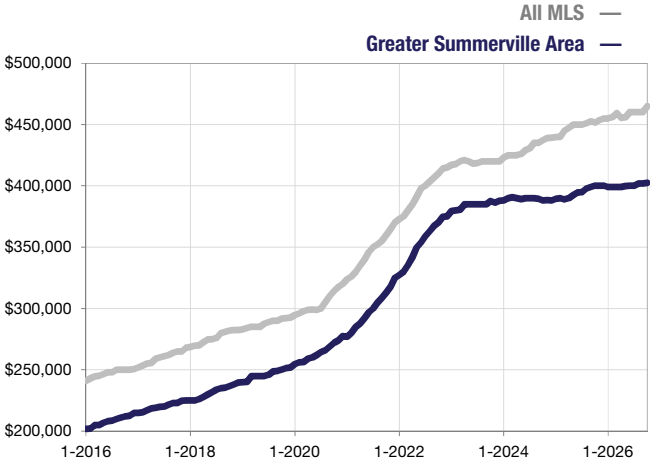
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	37	**31**	- 16.2%	304	**370**	+ 21.7%
Closed Sales	27	**24**	- 11.1%	206	**281**	+ 36.4%
Median Sales Price*	$276,140	**$275,000**	- 0.4%	$297,500	**$265,890**	- 10.6%
Average Sales Price*	$282,813	**$292,648**	+ 3.5%	$286,858	**$272,691**	- 4.9%
Percent of Original List Price Received*	94.2%	**96.4%**	+ 2.3%	97.2%	**96.3%**	- 0.9%
Days on Market Until Sale	52	**45**	- 13.5%	61	**48**	- 21.3%
Inventory of Homes for Sale	77	**74**	- 3.9%	--	**--**	--

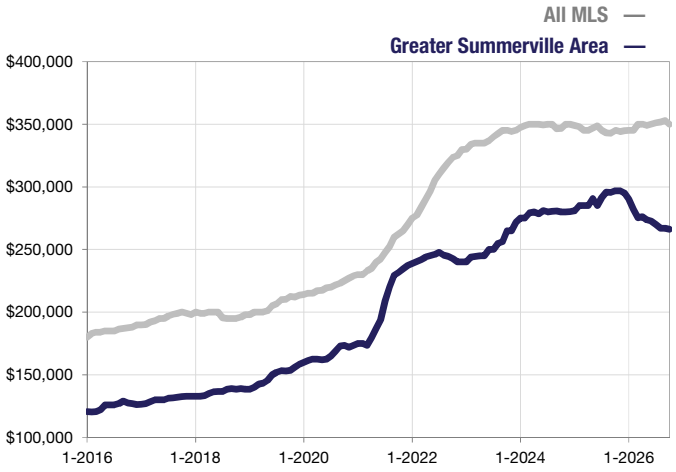
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Historical Median Sales Price Rolling 12-Month Calculation

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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