Local Market Update – October 2026

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

James Island

Area 21

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	54	**46**	- 14.8%	636	**612**	- 3.8%
Closed Sales	40	**41**	+ 2.5%	414	**425**	+ 2.7%
Median Sales Price*	$743,200	**$770,000**	+ 3.6%	$687,000	**$715,000**	+ 4.1%
Average Sales Price*	$878,050	**$962,457**	+ 9.6%	$831,944	**$915,585**	+ 10.1%
Percent of Original List Price Received*	97.2%	**97.1%**	- 0.1%	95.7%	**95.8%**	+ 0.1%
Days on Market Until Sale	31	**30**	- 3.2%	36	**34**	- 5.6%
Inventory of Homes for Sale	126	**105**	- 16.7%	--	**--**	--

* 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.

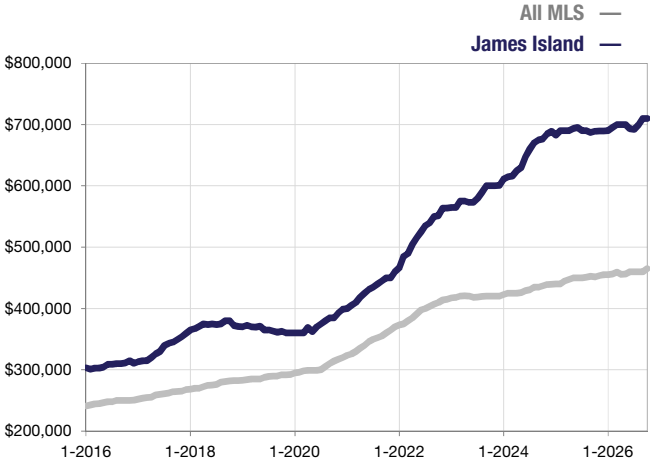
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	27	**16**	- 40.7%	220	**231**	+ 5.0%
Closed Sales	7	**9**	+ 28.6%	139	**151**	+ 8.6%
Median Sales Price*	$350,000	**$460,000**	+ 31.4%	$354,000	**$370,000**	+ 4.5%
Average Sales Price*	$347,500	**$450,159**	+ 29.5%	$364,858	**$395,787**	+ 8.5%
Percent of Original List Price Received*	94.7%	**94.8%**	+ 0.1%	95.1%	**96.2%**	+ 1.2%
Days on Market Until Sale	64	**29**	- 54.7%	48	**45**	- 6.3%
Inventory of Homes for Sale	58	**54**	- 6.9%	--	**--**	--

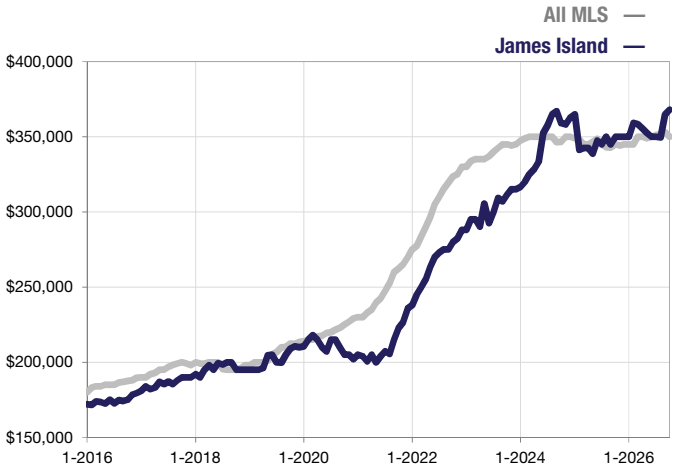
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Historical Median Sales Price Rolling 12-Month Calculation

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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