Local Market Update – October 2026

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

Upper Charleston Peninsula

Area 52

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	29	**12**	- 58.6%	233	**200**	- 14.2%
Closed Sales	13	**8**	- 38.5%	128	**146**	+ 14.1%
Median Sales Price*	$1,200,000	**$782,500**	- 34.8%	$999,500	**$975,950**	- 2.4%
Average Sales Price*	$1,396,558	**$968,500**	- 30.7%	$1,096,105	**$1,095,189**	- 0.1%
Percent of Original List Price Received*	97.2%	**89.6%**	- 7.8%	94.2%	**93.2%**	- 1.1%
Days on Market Until Sale	23	**74**	+ 221.7%	41	**45**	+ 9.8%
Inventory of Homes for Sale	61	**40**	- 34.4%	--	**--**	--

* 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.

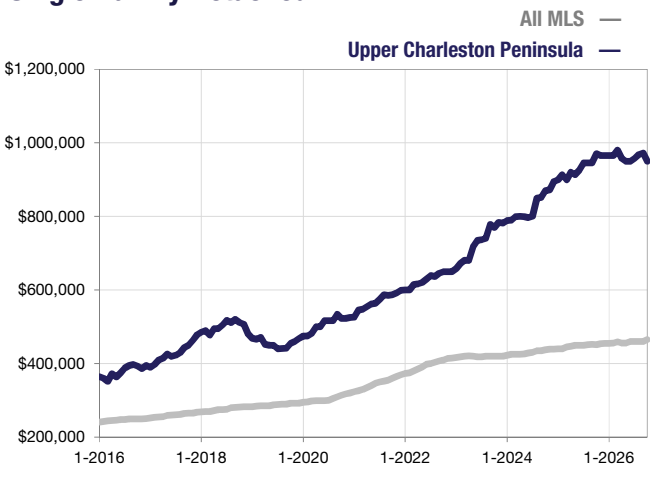
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	6	**6**	0.0%	40	**33**	- 17.5%
Closed Sales	2	**0**	- 100.0%	24	**14**	- 41.7%
Median Sales Price*	$480,500	**$0**	- 100.0%	$457,500	**$530,000**	+ 15.8%
Average Sales Price*	$480,500	**$0**	- 100.0%	$499,823	**$565,464**	+ 13.1%
Percent of Original List Price Received*	98.4%	**0.0%**	- 100.0%	96.8%	**95.3%**	- 1.5%
Days on Market Until Sale	8	**0**	- 100.0%	14	**56**	+ 300.0%
Inventory of Homes for Sale	12	**13**	+ 8.3%	--	**--**	--

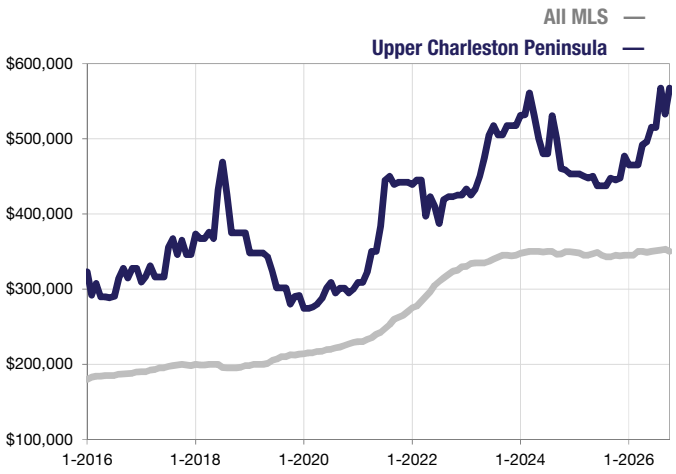
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Historical Median Sales Price Rolling 12-Month Calculation

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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