Local Market Update – October 2026

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

Wando / Cainhoy Area

Area 78

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	29	**45**	+ 55.2%	219	**350**	+ 59.8%
Closed Sales	12	**27**	+ 125.0%	140	**287**	+ 105.0%
Median Sales Price*	$875,500	**$828,500**	- 5.4%	$849,475	**$845,690**	- 0.4%
Average Sales Price*	$1,207,647	**$913,919**	- 24.3%	$1,170,554	**$925,381**	- 20.9%
Percent of Original List Price Received*	96.5%	**100.5%**	+ 4.1%	97.0%	**98.6%**	+ 1.6%
Days on Market Until Sale	174	**18**	- 89.7%	58	**29**	- 50.0%
Inventory of Homes for Sale	47	**51**	+ 8.5%	--	**--**	--

* 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.

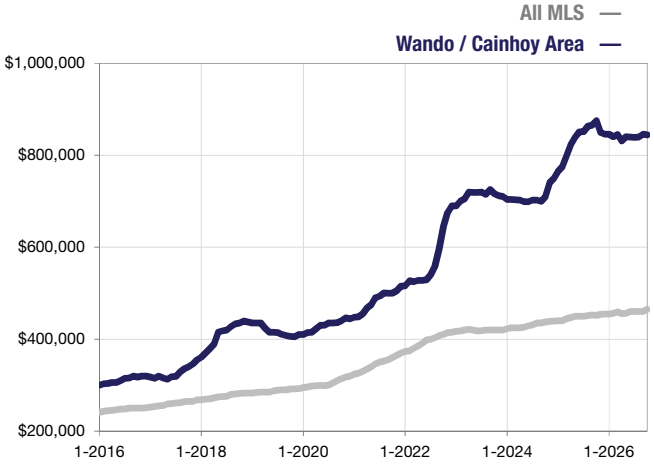
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	15	**10**	- 33.3%	107	**83**	- 22.4%
Closed Sales	16	**5**	- 68.8%	90	**61**	- 32.2%
Median Sales Price*	$405,650	**$450,000**	+ 10.9%	$390,950	**$415,000**	+ 6.2%
Average Sales Price*	$452,106	**$462,596**	+ 2.3%	$408,101	**$452,343**	+ 10.8%
Percent of Original List Price Received*	98.6%	**99.3%**	+ 0.7%	98.1%	**98.1%**	0.0%
Days on Market Until Sale	41	**151**	+ 268.3%	37	**69**	+ 86.5%
Inventory of Homes for Sale	19	**24**	+ 26.3%	--	**--**	--

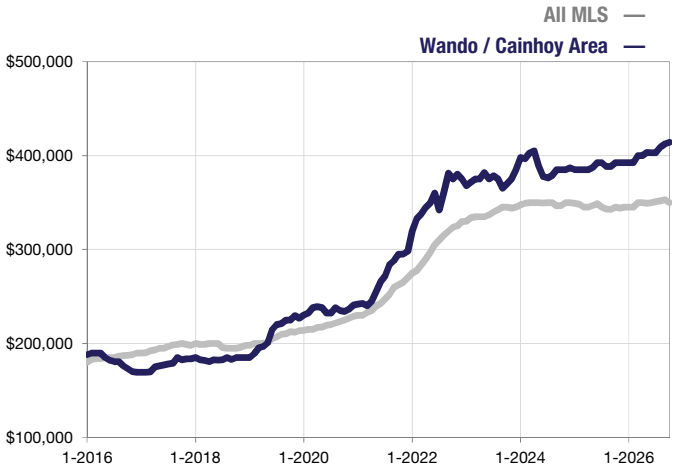
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Historical Median Sales Price Rolling 12-Month Calculation

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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