

Local Market Update – August 2026

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	648	622	- 4.0%	5,821	5,990	+ 2.9%
Closed Sales	477	469	- 1.7%	3,834	4,049	+ 5.6%
Median Sales Price*	\$770,500	\$767,000	- 0.5%	\$715,000	\$728,800	+ 1.9%
Average Sales Price*	\$1,194,910	\$1,105,501	- 7.5%	\$1,039,996	\$1,111,524	+ 6.9%
Percent of Original List Price Received*	95.4%	94.9%	- 0.5%	96.0%	95.6%	- 0.4%
Days on Market Until Sale	43	48	+ 11.6%	41	46	+ 12.2%
Inventory of Homes for Sale	1,558	1,507	- 3.3%	--	--	--

* 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.

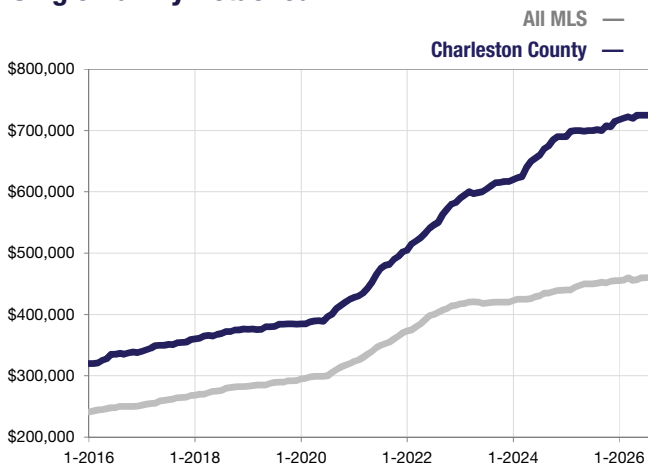
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	241	210	- 12.9%	1,935	2,115	+ 9.3%
Closed Sales	144	154	+ 6.9%	1,237	1,389	+ 12.3%
Median Sales Price*	\$474,900	\$449,990	- 5.2%	\$429,750	\$439,687	+ 2.3%
Average Sales Price*	\$658,077	\$576,865	- 12.3%	\$582,143	\$583,734	+ 0.3%
Percent of Original List Price Received*	94.6%	96.9%	+ 2.4%	96.2%	96.1%	- 0.1%
Days on Market Until Sale	63	46	- 27.0%	48	53	+ 10.4%
Inventory of Homes for Sale	577	588	+ 1.9%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

