

Local Market Update – January 2026

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	587	676	+ 15.2%	587	676	+ 15.2%
Closed Sales	319	340	+ 6.6%	319	340	+ 6.6%
Median Sales Price*	\$687,500	\$730,000	+ 6.2%	\$687,500	\$730,000	+ 6.2%
Average Sales Price*	\$1,018,871	\$1,145,234	+ 12.4%	\$1,018,871	\$1,145,234	+ 12.4%
Percent of Original List Price Received*	94.9%	94.4%	- 0.5%	94.9%	94.4%	- 0.5%
Days on Market Until Sale	44	57	+ 29.5%	44	57	+ 29.5%
Inventory of Homes for Sale	1,131	1,298	+ 14.8%	--	--	--

* 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.

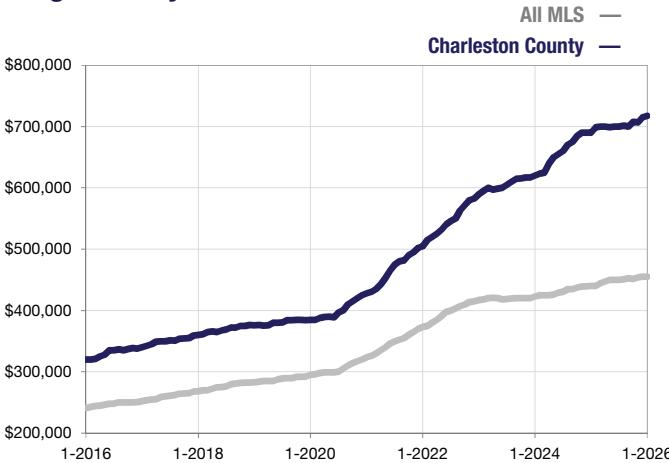
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	221	260	+ 17.6%	221	260	+ 17.6%
Closed Sales	105	103	- 1.9%	105	103	- 1.9%
Median Sales Price*	\$425,000	\$480,000	+ 12.9%	\$425,000	\$480,000	+ 12.9%
Average Sales Price*	\$567,319	\$748,691	+ 32.0%	\$567,319	\$748,691	+ 32.0%
Percent of Original List Price Received*	96.8%	94.8%	- 2.1%	96.8%	94.8%	- 2.1%
Days on Market Until Sale	47	69	+ 46.8%	47	69	+ 46.8%
Inventory of Homes for Sale	459	526	+ 14.6%	--	--	--

* 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

