

Local Market Update – May 2026

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	799	856	+ 7.1%	3,788	3,960	+ 4.5%
Closed Sales	565	591	+ 4.6%	2,316	2,354	+ 1.6%
Median Sales Price*	\$675,000	\$719,500	+ 6.6%	\$691,808	\$716,500	+ 3.6%
Average Sales Price*	\$1,007,784	\$1,105,292	+ 9.7%	\$1,030,960	\$1,097,296	+ 6.4%
Percent of Original List Price Received*	96.3%	96.5%	+ 0.2%	96.3%	95.6%	- 0.7%
Days on Market Until Sale	37	40	+ 8.1%	43	48	+ 11.6%
Inventory of Homes for Sale	1,587	1,553	- 2.1%	--	--	--

* 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.

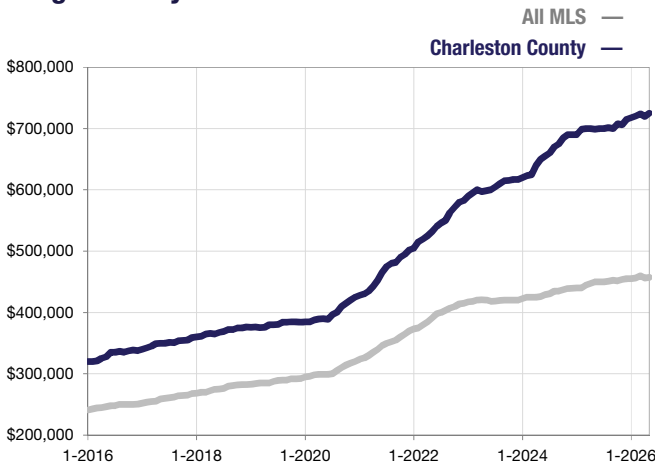
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	240	280	+ 16.7%	1,264	1,394	+ 10.3%
Closed Sales	212	215	+ 1.4%	787	823	+ 4.6%
Median Sales Price*	\$433,000	\$420,000	- 3.0%	\$428,000	\$439,687	+ 2.7%
Average Sales Price*	\$618,031	\$595,414	- 3.7%	\$587,998	\$604,501	+ 2.8%
Percent of Original List Price Received*	96.8%	95.8%	- 1.0%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	47	57	+ 21.3%	48	57	+ 18.8%
Inventory of Homes for Sale	583	578	- 0.9%	--	--	--

* 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

