

Local Market Update – April 2025

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



Charleston County

County: CHS

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	754	848	+ 12.5%	2,509	2,989	+ 19.1%
Closed Sales	511	507	- 0.8%	1,639	1,745	+ 6.5%
Median Sales Price*	\$710,000	\$699,000	- 1.5%	\$658,000	\$700,000	+ 6.4%
Average Sales Price*	\$1,078,092	\$1,070,606	- 0.7%	\$938,887	\$1,038,356	+ 10.6%
Percent of Original List Price Received*	96.7%	96.9%	+ 0.2%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	30	38	+ 26.7%	33	45	+ 36.4%
Inventory of Homes for Sale	1,003	1,406	+ 40.2%	--	--	--

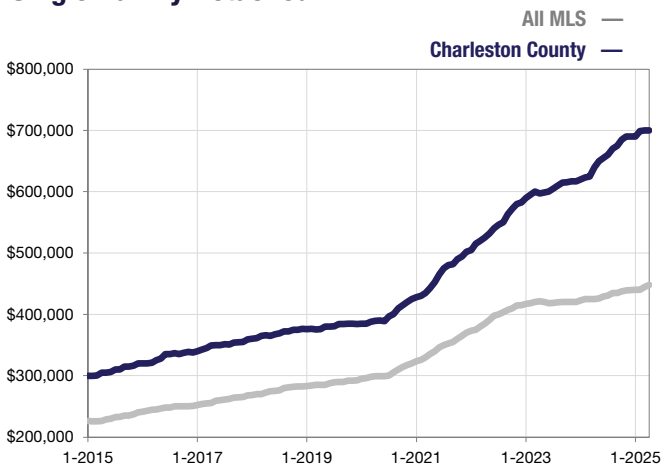
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	238	285	+ 19.7%	910	1,021	+ 12.2%
Closed Sales	176	186	+ 5.7%	601	572	- 4.8%
Median Sales Price*	\$438,500	\$424,000	- 3.3%	\$422,500	\$425,000	+ 0.6%
Average Sales Price*	\$665,347	\$508,437	- 23.6%	\$597,034	\$577,393	- 3.3%
Percent of Original List Price Received*	96.8%	96.4%	- 0.4%	96.9%	96.5%	- 0.4%
Days on Market Until Sale	33	43	+ 30.3%	34	49	+ 44.1%
Inventory of Homes for Sale	400	539	+ 34.8%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

