

Local Market Update – February 2025

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	565	694	+ 22.8%	1,086	1,280	+ 17.9%
Closed Sales	356	407	+ 14.3%	658	726	+ 10.3%
Median Sales Price*	\$610,000	\$695,000	+ 13.9%	\$621,000	\$695,000	+ 11.9%
Average Sales Price*	\$797,555	\$1,021,349	+ 28.1%	\$853,837	\$1,020,260	+ 19.5%
Percent of Original List Price Received*	96.6%	96.5%	- 0.1%	95.9%	95.8%	- 0.1%
Days on Market Until Sale	37	50	+ 35.1%	35	48	+ 37.1%
Inventory of Homes for Sale	879	1,135	+ 29.1%	--	--	--

* 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.

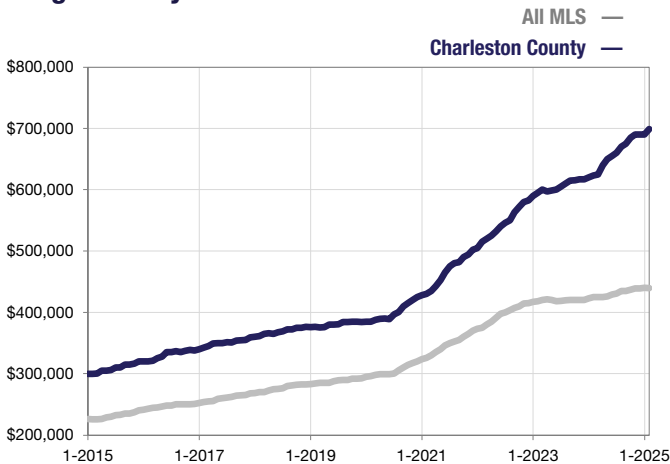
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	258	259	+ 0.4%	443	480	+ 8.4%
Closed Sales	135	111	- 17.8%	238	215	- 9.7%
Median Sales Price*	\$400,000	\$448,000	+ 12.0%	\$410,000	\$430,000	+ 4.9%
Average Sales Price*	\$541,004	\$612,802	+ 13.3%	\$559,461	\$590,975	+ 5.6%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	37	59	+ 59.5%	38	54	+ 42.1%
Inventory of Homes for Sale	366	505	+ 38.0%	--	--	--

* 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

