

Local Market Update – May 2025

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



Charleston County

County: CHS

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	809	795	- 1.7%	3,318	3,783	+ 14.0%
Closed Sales	535	553	+ 3.4%	2,174	2,300	+ 5.8%
Median Sales Price*	\$700,000	\$675,000	- 3.6%	\$674,711	\$693,125	+ 2.7%
Average Sales Price*	\$1,032,122	\$1,013,113	- 1.8%	\$961,831	\$1,032,204	+ 7.3%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	96.5%	96.2%	- 0.3%
Days on Market Until Sale	28	38	+ 35.7%	32	43	+ 34.4%
Inventory of Homes for Sale	1,134	1,496	+ 31.9%	--	--	--

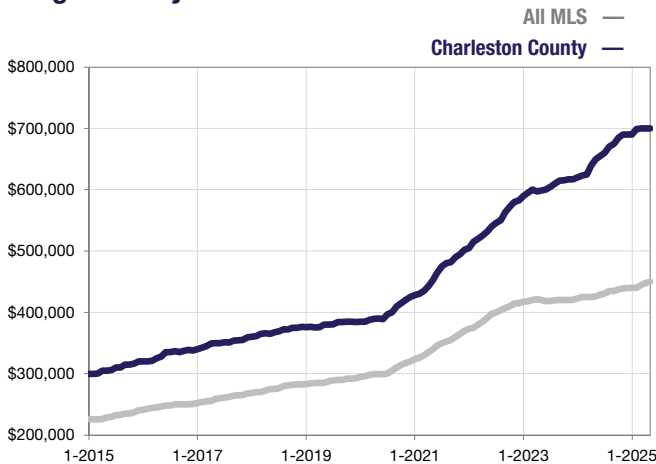
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	251	237	- 5.6%	1,161	1,260	+ 8.5%
Closed Sales	166	208	+ 25.3%	767	781	+ 1.8%
Median Sales Price*	\$450,000	\$435,000	- 3.3%	\$425,000	\$429,500	+ 1.1%
Average Sales Price*	\$686,498	\$622,058	- 9.4%	\$616,397	\$589,353	- 4.4%
Percent of Original List Price Received*	96.5%	96.8%	+ 0.3%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	32	47	+ 46.9%	34	48	+ 41.2%
Inventory of Homes for Sale	431	548	+ 27.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

