Local Market Update – October 2025

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



Charleston County

County: CHS

Single-Family Detached	October			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	636	684	+ 7.5%	6,557	7,175	+ 9.4%
Closed Sales	435	404	- 7.1%	4,431	4,653	+ 5.0%
Median Sales Price*	\$715,000	\$760,000	+ 6.3%	\$698,233	\$715,143	+ 2.4%
Average Sales Price*	\$1,019,562	\$1,140,582	+ 11.9%	\$991,271	\$1,044,984	+ 5.4%
Percent of Original List Price Received*	95.5%	94.8%	- 0.7%	96.3%	95.8%	- 0.5%
Days on Market Until Sale	41	51	+ 24.4%	32	42	+ 31.3%
Inventory of Homes for Sale	1,380	1,537	+ 11.4%			

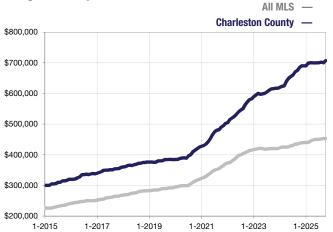
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	October			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	225	219	- 2.7%	2,194	2,357	+ 7.4%
Closed Sales	143	121	- 15.4%	1,476	1,496	+ 1.4%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$425,000	\$430,000	+ 1.2%
Average Sales Price*	\$531,041	\$621,579	+ 17.0%	\$598,028	\$581,221	- 2.8%
Percent of Original List Price Received*	95.4%	94.6%	- 0.8%	96.6%	95.9%	- 0.7%
Days on Market Until Sale	41	69	+ 68.3%	34	51	+ 50.0%
Inventory of Homes for Sale	507	598	+ 17.9%			

^{*} 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

