

Local Market Update – March 2026

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



Colleton County

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	51	42	- 17.6%	134	114	- 14.9%
Closed Sales	21	26	+ 23.8%	57	61	+ 7.0%
Median Sales Price*	\$325,000	\$401,100	+ 23.4%	\$340,000	\$325,000	- 4.4%
Average Sales Price*	\$439,055	\$686,692	+ 56.4%	\$539,023	\$550,639	+ 2.2%
Percent of Original List Price Received*	94.1%	91.3%	- 3.0%	93.6%	91.6%	- 2.1%
Days on Market Until Sale	70	101	+ 44.3%	61	112	+ 83.6%
Inventory of Homes for Sale	147	146	- 0.7%	--	--	--

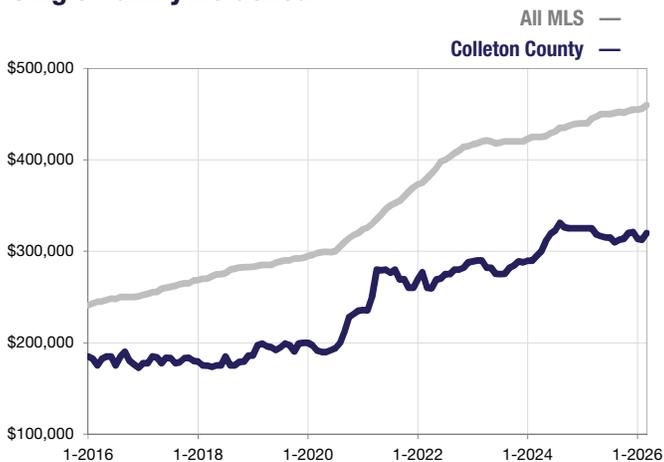
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	23	27	+ 17.4%
Closed Sales	3	2	- 33.3%	10	7	- 30.0%
Median Sales Price*	\$405,000	\$525,000	+ 29.6%	\$402,450	\$491,500	+ 22.1%
Average Sales Price*	\$476,667	\$525,000	+ 10.1%	\$459,790	\$503,000	+ 9.4%
Percent of Original List Price Received*	98.5%	98.9%	+ 0.4%	94.8%	98.4%	+ 3.8%
Days on Market Until Sale	20	23	+ 15.0%	48	63	+ 31.3%
Inventory of Homes for Sale	22	29	+ 31.8%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

