

Local Market Update – March 2026

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



Dorchester County

County: DOR

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	373	402	+ 7.8%	885	1,084	+ 22.5%
Closed Sales	189	253	+ 33.9%	526	598	+ 13.7%
Median Sales Price*	\$387,755	\$394,900	+ 1.8%	\$390,000	\$390,000	0.0%
Average Sales Price*	\$430,571	\$426,928	- 0.8%	\$418,534	\$418,859	+ 0.1%
Percent of Original List Price Received*	97.8%	96.5%	- 1.3%	97.1%	96.0%	- 1.1%
Days on Market Until Sale	46	54	+ 17.4%	46	54	+ 17.4%
Inventory of Homes for Sale	621	720	+ 15.9%	--	--	--

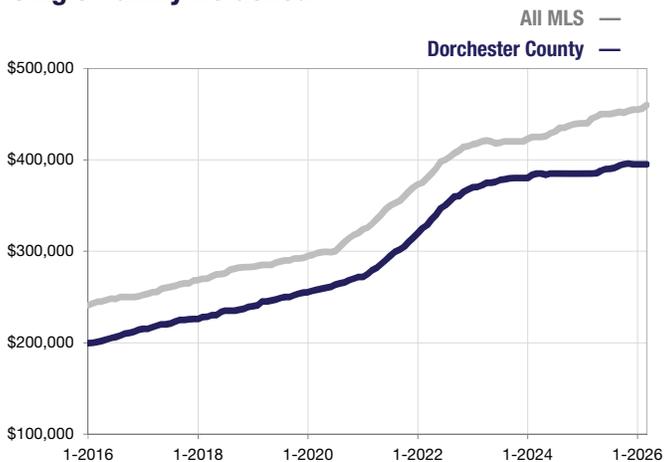
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	61	71	+ 16.4%	171	176	+ 2.9%
Closed Sales	36	43	+ 19.4%	91	111	+ 22.0%
Median Sales Price*	\$299,000	\$271,000	- 9.4%	\$299,990	\$270,000	- 10.0%
Average Sales Price*	\$289,002	\$272,124	- 5.8%	\$292,014	\$272,140	- 6.8%
Percent of Original List Price Received*	97.2%	95.2%	- 2.1%	96.3%	95.4%	- 0.9%
Days on Market Until Sale	56	76	+ 35.7%	55	61	+ 10.9%
Inventory of Homes for Sale	123	138	+ 12.2%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

