

Local Market Update – April 2026

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



Dorchester County

County: DOR

Single-Family Detached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	435	439	+ 0.9%	1,320	1,524	+ 15.5%
Closed Sales	205	250	+ 22.0%	731	853	+ 16.7%
Median Sales Price*	\$400,000	\$396,575	- 0.9%	\$393,820	\$392,500	- 0.3%
Average Sales Price*	\$444,605	\$418,751	- 5.8%	\$425,845	\$419,248	- 1.5%
Percent of Original List Price Received*	97.6%	97.0%	- 0.6%	97.3%	96.3%	- 1.0%
Days on Market Until Sale	44	45	+ 2.3%	46	51	+ 10.9%
Inventory of Homes for Sale	744	776	+ 4.3%	--	--	--

* 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.

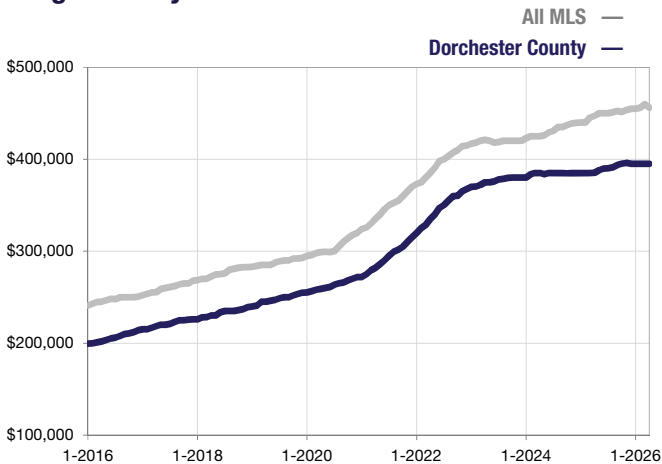
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	60	78	+ 30.0%	231	255	+ 10.4%
Closed Sales	44	47	+ 6.8%	135	159	+ 17.8%
Median Sales Price*	\$299,500	\$282,125	- 5.8%	\$299,990	\$271,000	- 9.7%
Average Sales Price*	\$286,669	\$278,008	- 3.0%	\$290,272	\$273,862	- 5.7%
Percent of Original List Price Received*	96.7%	97.1%	+ 0.4%	96.4%	96.0%	- 0.4%
Days on Market Until Sale	65	66	+ 1.5%	58	62	+ 6.9%
Inventory of Homes for Sale	127	133	+ 4.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

