

Local Market Update – July 2025

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



Dorchester County

County: DOR

Single-Family Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	350	388	+ 10.9%	2,438	2,430	- 0.3%
Closed Sales	299	301	+ 0.7%	1,837	1,522	- 17.1%
Median Sales Price*	\$393,515	\$400,000	+ 1.6%	\$385,000	\$396,483	+ 3.0%
Average Sales Price*	\$410,760	\$439,142	+ 6.9%	\$403,459	\$433,078	+ 7.3%
Percent of Original List Price Received*	96.2%	96.7%	+ 0.5%	96.7%	97.1%	+ 0.4%
Days on Market Until Sale	35	42	+ 20.0%	35	42	+ 20.0%
Inventory of Homes for Sale	584	743	+ 27.2%	--	--	--

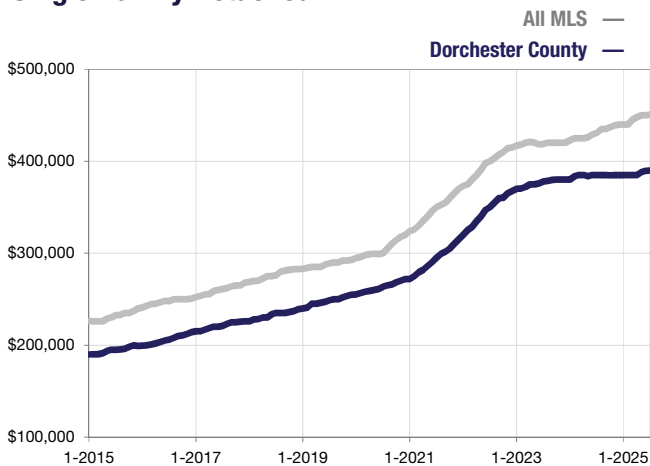
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	40	58	+ 45.0%	316	407	+ 28.8%
Closed Sales	27	43	+ 59.3%	241	267	+ 10.8%
Median Sales Price*	\$275,000	\$295,000	+ 7.3%	\$294,085	\$298,000	+ 1.3%
Average Sales Price*	\$284,932	\$289,384	+ 1.6%	\$291,191	\$290,316	- 0.3%
Percent of Original List Price Received*	97.7%	96.4%	- 1.3%	97.8%	96.5%	- 1.3%
Days on Market Until Sale	36	44	+ 22.2%	41	56	+ 36.6%
Inventory of Homes for Sale	92	128	+ 39.1%	--	--	--

* 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

