

Local Market Update – September 2026

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



Downtown Charleston

Area 51

Single-Family Detached	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	31	24	- 22.6%	248	282	+ 13.7%
Closed Sales	19	13	- 31.6%	148	183	+ 23.6%
Median Sales Price*	\$1,725,000	\$2,350,000	+ 36.2%	\$1,800,000	\$2,400,000	+ 33.3%
Average Sales Price*	\$2,106,868	\$3,411,977	+ 61.9%	\$2,497,067	\$3,130,524	+ 25.4%
Percent of Original List Price Received*	93.6%	92.1%	- 1.6%	93.3%	92.8%	- 0.5%
Days on Market Until Sale	55	58	+ 5.5%	51	57	+ 11.8%
Inventory of Homes for Sale	76	76	0.0%	--	--	--

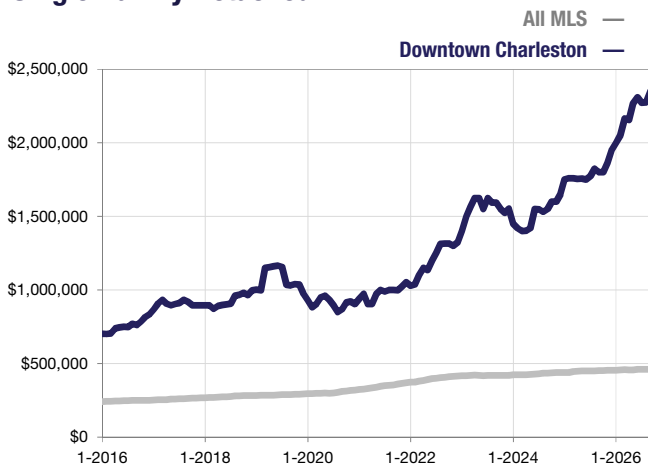
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	20	28	+ 40.0%	255	226	- 11.4%
Closed Sales	18	14	- 22.2%	161	150	- 6.8%
Median Sales Price*	\$548,750	\$1,173,750	+ 113.9%	\$917,500	\$940,000	+ 2.5%
Average Sales Price*	\$917,444	\$1,423,577	+ 55.2%	\$1,063,193	\$1,251,941	+ 17.8%
Percent of Original List Price Received*	89.7%	93.5%	+ 4.2%	92.8%	94.7%	+ 2.0%
Days on Market Until Sale	136	76	- 44.1%	74	54	- 27.0%
Inventory of Homes for Sale	74	62	- 16.2%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

