

Local Market Update – March 2025

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



Downtown Charleston

Area 51

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	29	34	+ 17.2%	80	93	+ 16.3%
Closed Sales	16	14	- 12.5%	40	34	- 15.0%
Median Sales Price*	\$1,510,250	\$1,450,000	- 4.0%	\$1,397,500	\$1,737,500	+ 24.3%
Average Sales Price*	\$1,876,653	\$2,510,893	+ 33.8%	\$1,651,536	\$2,850,338	+ 72.6%
Percent of Original List Price Received*	97.5%	92.9%	- 4.7%	95.5%	92.6%	- 3.0%
Days on Market Until Sale	38	59	+ 55.3%	43	63	+ 46.5%
Inventory of Homes for Sale	58	64	+ 10.3%	--	--	--

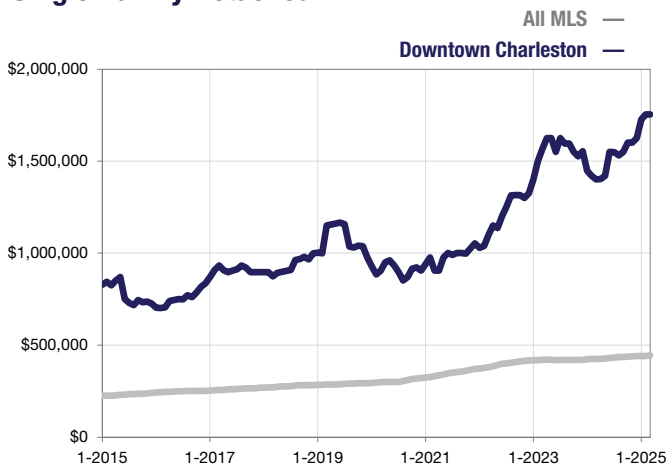
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	33	29	- 12.1%	98	83	- 15.3%
Closed Sales	21	16	- 23.8%	48	48	0.0%
Median Sales Price*	\$1,050,000	\$1,047,500	- 0.2%	\$889,500	\$944,500	+ 6.2%
Average Sales Price*	\$1,080,095	\$1,455,224	+ 34.7%	\$1,117,821	\$1,112,114	- 0.5%
Percent of Original List Price Received*	97.6%	91.8%	- 5.9%	95.9%	93.2%	- 2.8%
Days on Market Until Sale	26	81	+ 211.5%	44	82	+ 86.4%
Inventory of Homes for Sale	93	69	- 25.8%	--	--	--

* 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

