

Local Market Update – February 2026

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	38	30	- 21.1%	59	57	- 3.4%
Closed Sales	12	16	+ 33.3%	20	36	+ 80.0%
Median Sales Price*	\$2,015,000	\$2,671,250	+ 32.6%	\$2,015,000	\$2,746,250	+ 36.3%
Average Sales Price*	\$3,467,917	\$3,235,844	- 6.7%	\$3,087,950	\$3,228,988	+ 4.6%
Percent of Original List Price Received*	90.1%	92.1%	+ 2.2%	92.3%	91.1%	- 1.3%
Days on Market Until Sale	76	49	- 35.5%	66	77	+ 16.7%
Inventory of Homes for Sale	64	76	+ 18.8%	--	--	--

* 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.

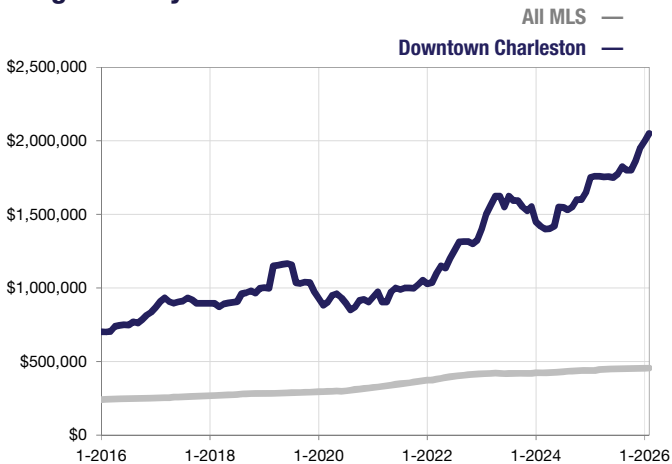
Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	34	24	- 29.4%	54	51	- 5.6%
Closed Sales	15	16	+ 6.7%	33	34	+ 3.0%
Median Sales Price*	\$755,000	\$682,500	- 9.6%	\$841,000	\$851,250	+ 1.2%
Average Sales Price*	\$922,793	\$963,406	+ 4.4%	\$928,118	\$1,336,162	+ 44.0%
Percent of Original List Price Received*	96.1%	91.8%	- 4.5%	94.0%	93.1%	- 1.0%
Days on Market Until Sale	70	91	+ 30.0%	79	72	- 8.9%
Inventory of Homes for Sale	97	49	- 49.5%	--	--	--

* 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

