

Local Market Update – April 2026

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



Downtown Charleston

Area 51

Single-Family Detached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	38	47	+ 23.7%	131	147	+ 12.2%
Closed Sales	27	26	- 3.7%	63	78	+ 23.8%
Median Sales Price*	\$2,018,140	\$1,924,500	- 4.6%	\$1,800,000	\$2,550,000	+ 41.7%
Average Sales Price*	\$2,754,514	\$2,473,559	- 10.2%	\$2,790,768	\$3,061,199	+ 9.7%
Percent of Original List Price Received*	95.9%	91.4%	- 4.7%	93.6%	90.6%	- 3.2%
Days on Market Until Sale	32	81	+ 153.1%	48	80	+ 66.7%
Inventory of Homes for Sale	83	87	+ 4.8%	--	--	--

* 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.

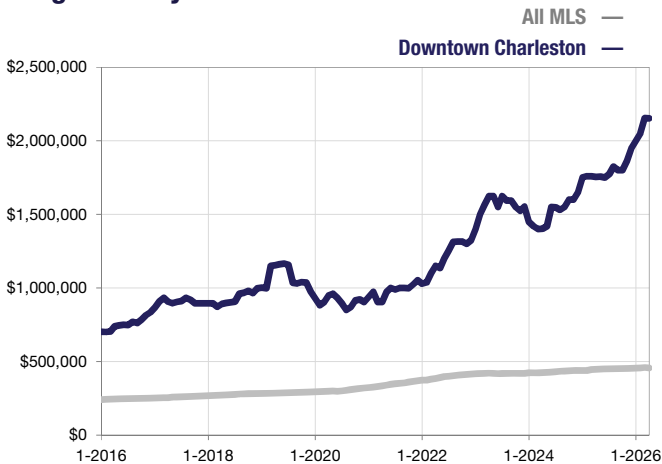
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	59	33	- 44.1%	142	115	- 19.0%
Closed Sales	14	17	+ 21.4%	63	65	+ 3.2%
Median Sales Price*	\$945,000	\$1,125,000	+ 19.0%	\$940,000	\$875,000	- 6.9%
Average Sales Price*	\$1,012,742	\$1,377,029	+ 36.0%	\$1,080,792	\$1,277,431	+ 18.2%
Percent of Original List Price Received*	92.5%	93.7%	+ 1.3%	93.1%	93.6%	+ 0.5%
Days on Market Until Sale	40	70	+ 75.0%	71	64	- 9.9%
Inventory of Homes for Sale	127	62	- 51.2%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

