Local Market Update – October 2026

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

Downtown Charleston

Area 51

Single-Family Detached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	23	**28**	+ 21.7%	271	**311**	+ 14.8%
Closed Sales	15	**14**	- 6.7%	163	**197**	+ 20.9%
Median Sales Price*	$2,500,000	**$1,000,000**	- 60.0%	$1,864,063	**$2,350,000**	+ 26.1%
Average Sales Price*	$3,332,596	**$1,876,429**	- 43.7%	$2,574,431	**$3,041,401**	+ 18.1%
Percent of Original List Price Received*	90.7%	**92.9%**	+ 2.4%	93.0%	**92.8%**	- 0.2%
Days on Market Until Sale	70	**37**	- 47.1%	53	**56**	+ 5.7%
Inventory of Homes for Sale	68	**85**	+ 25.0%	--	**--**	--

* 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.

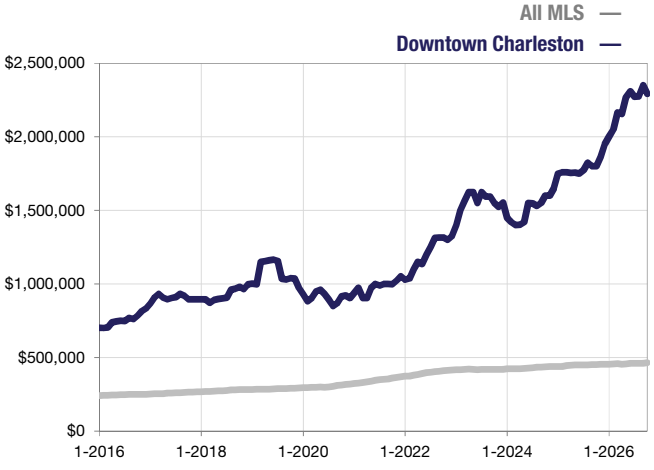
Townhouse-Condo Attached

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	27	**22**	- 18.5%	282	**248**	- 12.1%
Closed Sales	15	**10**	- 33.3%	176	**160**	- 9.1%
Median Sales Price*	$980,000	**$1,525,000**	+ 55.6%	$940,000	**$957,250**	+ 1.8%
Average Sales Price*	$1,216,464	**$1,596,340**	+ 31.2%	$1,076,637	**$1,273,465**	+ 18.3%
Percent of Original List Price Received*	93.4%	**93.9%**	+ 0.5%	92.9%	**94.6%**	+ 1.8%
Days on Market Until Sale	54	**50**	- 7.4%	72	**53**	- 26.4%
Inventory of Homes for Sale	79	**65**	- 17.7%	--	**--**	--

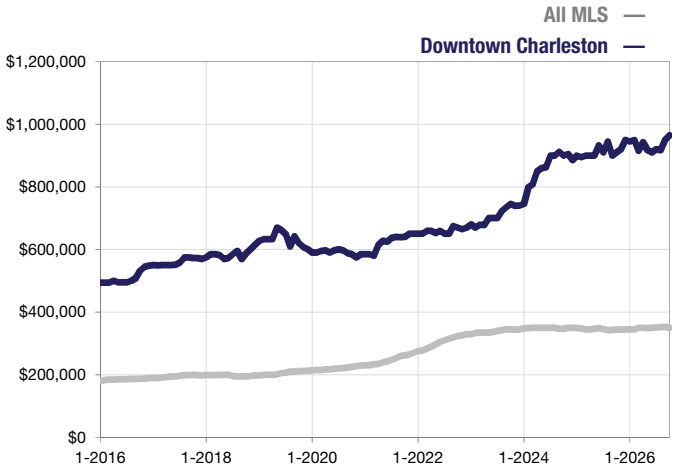
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of November 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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