

Local Market Update – August 2025

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



Downtown Charleston

Area 51

Single-Family Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	23	21	- 8.7%	211	217	+ 2.8%
Closed Sales	14	13	- 7.1%	127	129	+ 1.6%
Median Sales Price*	\$1,407,500	\$2,300,000	+ 63.4%	\$1,550,000	\$1,879,063	+ 21.2%
Average Sales Price*	\$1,942,857	\$2,824,279	+ 45.4%	\$2,086,537	\$2,554,987	+ 22.5%
Percent of Original List Price Received*	92.0%	91.9%	- 0.1%	93.7%	93.2%	- 0.5%
Days on Market Until Sale	32	91	+ 184.4%	42	50	+ 19.0%
Inventory of Homes for Sale	64	58	- 9.4%	--	--	--

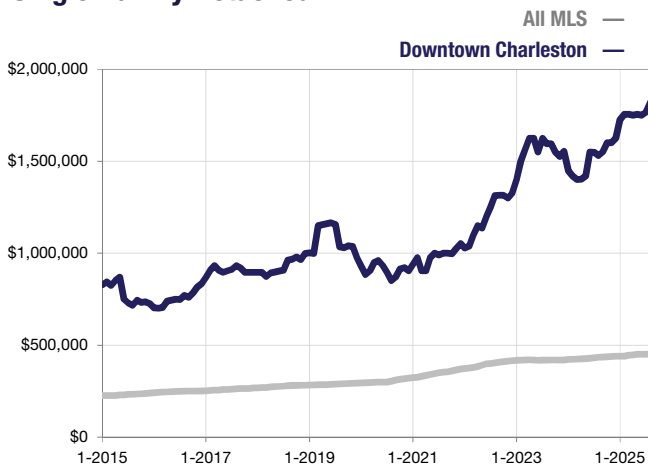
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	19	25	+ 31.6%	253	235	- 7.1%
Closed Sales	11	25	+ 127.3%	129	143	+ 10.9%
Median Sales Price*	\$925,000	\$1,063,000	+ 14.9%	\$900,000	\$950,000	+ 5.6%
Average Sales Price*	\$1,121,227	\$1,066,750	- 4.9%	\$1,126,482	\$1,082,203	- 3.9%
Percent of Original List Price Received*	96.4%	92.1%	- 4.5%	95.1%	93.2%	- 2.0%
Days on Market Until Sale	23	80	+ 247.8%	49	66	+ 34.7%
Inventory of Homes for Sale	72	75	+ 4.2%	--	--	--

* 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

