

Local Market Update – January 2026

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



Downtown Charleston

Area 51

Single-Family Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		21	27	+ 28.6%	21	27	+ 28.6%
Closed Sales		8	20	+ 150.0%	8	20	+ 150.0%
Median Sales Price*		\$1,800,000	\$3,200,000	+ 77.8%	\$1,800,000	\$3,200,000	+ 77.8%
Average Sales Price*		\$2,518,000	\$3,223,504	+ 28.0%	\$2,518,000	\$3,223,504	+ 28.0%
Percent of Original List Price Received*		95.8%	90.4%	- 5.6%	95.8%	90.4%	- 5.6%
Days on Market Until Sale		51	101	+ 98.0%	51	101	+ 98.0%
Inventory of Homes for Sale		49	65	+ 32.7%	--	--	--

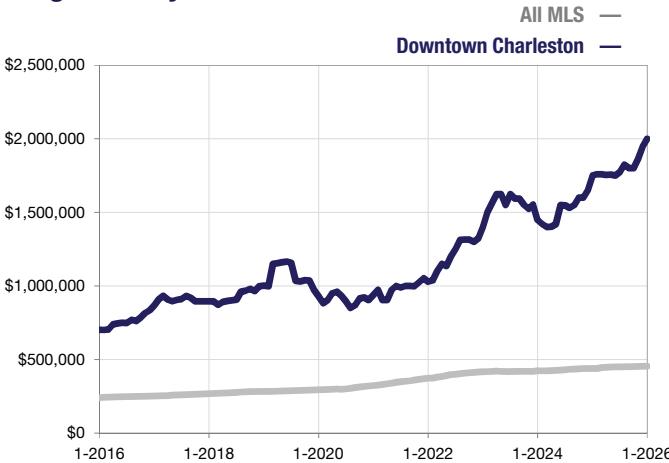
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	2025	2026	Percent Change
New Listings		20	27	+ 35.0%	20	27	+ 35.0%
Closed Sales		18	18	0.0%	18	18	0.0%
Median Sales Price*		\$927,500	\$872,500	- 5.9%	\$927,500	\$872,500	- 5.9%
Average Sales Price*		\$932,556	\$1,667,500	+ 78.8%	\$932,556	\$1,667,500	+ 78.8%
Percent of Original List Price Received*		92.3%	94.3%	+ 2.2%	92.3%	94.3%	+ 2.2%
Days on Market Until Sale		87	56	- 35.6%	87	56	- 35.6%
Inventory of Homes for Sale		55	45	- 18.2%	--	--	--

* 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

