

Local Market Update – May 2025

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



Downtown Charleston

Area 51

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	36	27	- 25.0%	144	159	+ 10.4%
Closed Sales	15	25	+ 66.7%	77	88	+ 14.3%
Median Sales Price*	\$1,265,000	\$1,755,000	+ 38.7%	\$1,400,000	\$1,777,500	+ 27.0%
Average Sales Price*	\$1,974,367	\$2,114,803	+ 7.1%	\$1,949,624	\$2,598,733	+ 33.3%
Percent of Original List Price Received*	93.8%	92.7%	- 1.2%	94.4%	93.4%	- 1.1%
Days on Market Until Sale	71	43	- 39.4%	44	47	+ 6.8%
Inventory of Homes for Sale	75	71	- 5.3%	--	--	--

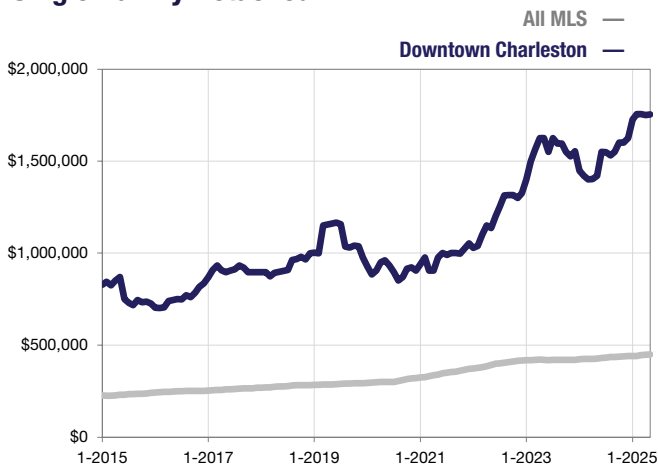
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	41	33	- 19.5%	172	174	+ 1.2%
Closed Sales	18	22	+ 22.2%	91	84	- 7.7%
Median Sales Price*	\$1,005,000	\$1,199,500	+ 19.4%	\$914,000	\$955,000	+ 4.5%
Average Sales Price*	\$1,198,911	\$1,294,545	+ 8.0%	\$1,173,188	\$1,143,332	- 2.5%
Percent of Original List Price Received*	94.1%	94.7%	+ 0.6%	95.3%	93.5%	- 1.9%
Days on Market Until Sale	53	47	- 11.3%	52	66	+ 26.9%
Inventory of Homes for Sale	109	109	0.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

