

# Local Market Update – April 2025

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



## Downtown Charleston

Area 51

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	28	39	+ 39.3%	108	132	+ 22.2%
Closed Sales	22	27	+ 22.7%	62	63	+ 1.6%
Median Sales Price*	\$2,060,000	\$2,018,140	- 2.0%	\$1,400,000	\$1,800,000	+ 28.6%
Average Sales Price*	\$2,474,730	\$2,754,514	+ 11.3%	\$1,943,637	\$2,790,768	+ 43.6%
Percent of Original List Price Received*	92.8%	95.9%	+ 3.3%	94.6%	93.6%	- 1.1%
Days on Market Until Sale	26	32	+ 23.1%	37	48	+ 29.7%
Inventory of Homes for Sale	66	83	+ 25.8%	--	--	--

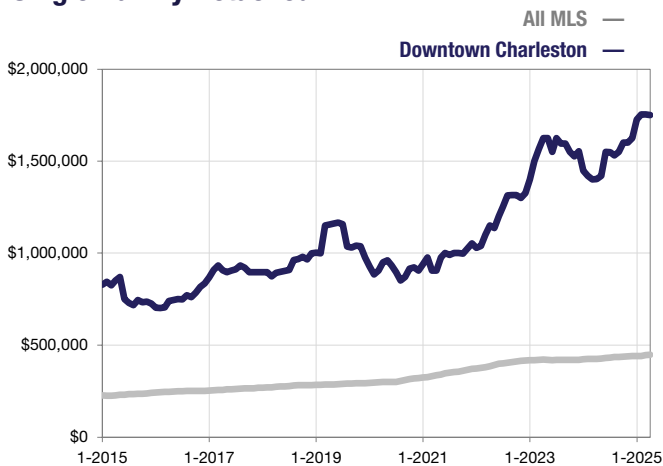
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	33	58	+ 75.8%	131	141	+ 7.6%
Closed Sales	25	14	- 44.0%	73	62	- 15.1%
Median Sales Price*	\$914,000	\$945,000	+ 3.4%	\$909,900	\$944,500	+ 3.8%
Average Sales Price*	\$1,260,972	\$1,012,742	- 19.7%	\$1,166,845	\$1,089,675	- 6.6%
Percent of Original List Price Received*	95.1%	92.5%	- 2.7%	95.6%	93.0%	- 2.7%
Days on Market Until Sale	65	40	- 38.5%	51	72	+ 41.2%
Inventory of Homes for Sale	103	97	- 5.8%	--	--	--

\* 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.

## Historical Median Sales Price Rolling 12-Month Calculation

### Single-Family Detached



### Townhouse-Condo Attached

