

Local Market Update – April 2025

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	106	113	+ 6.6%	409	467	+ 14.2%
Closed Sales	81	80	- 1.2%	304	274	- 9.9%
Median Sales Price*	\$350,000	\$348,640	- 0.4%	\$335,000	\$345,500	+ 3.1%
Average Sales Price*	\$371,083	\$374,565	+ 0.9%	\$354,301	\$372,758	+ 5.2%
Percent of Original List Price Received*	96.6%	97.7%	+ 1.1%	96.1%	95.8%	- 0.3%
Days on Market Until Sale	27	31	+ 14.8%	30	40	+ 33.3%
Inventory of Homes for Sale	137	189	+ 38.0%	--	--	--

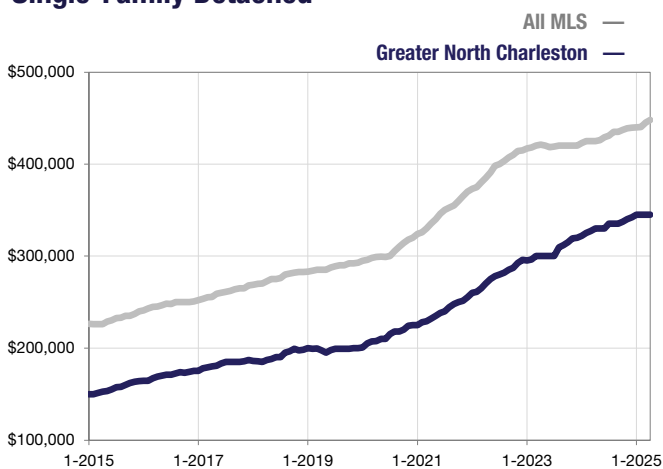
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	25	44	+ 76.0%	97	135	+ 39.2%
Closed Sales	23	21	- 8.7%	83	64	- 22.9%
Median Sales Price*	\$217,500	\$280,000	+ 28.7%	\$244,000	\$270,150	+ 10.7%
Average Sales Price*	\$233,769	\$295,733	+ 26.5%	\$263,013	\$295,641	+ 12.4%
Percent of Original List Price Received*	95.9%	97.4%	+ 1.6%	96.6%	96.6%	0.0%
Days on Market Until Sale	42	52	+ 23.8%	43	44	+ 2.3%
Inventory of Homes for Sale	40	77	+ 92.5%	--	--	--

* 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

