

# Local Market Update – May 2026

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



## Greater North Charleston

Areas 31 & 32

### Single-Family Detached

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	115	121	+ 5.2%	582	628	+ 7.9%
Closed Sales	102	89	- 12.7%	377	385	+ 2.1%
Median Sales Price*	\$335,000	<b>\$345,000</b>	+ 3.0%	\$344,900	<b>\$349,000</b>	+ 1.2%
Average Sales Price*	\$356,462	<b>\$387,560</b>	+ 8.7%	\$368,307	<b>\$389,176</b>	+ 5.7%
Percent of Original List Price Received*	96.1%	<b>96.4%</b>	+ 0.3%	95.9%	<b>95.9%</b>	0.0%
Days on Market Until Sale	36	36	0.0%	39	46	+ 17.9%
Inventory of Homes for Sale	207	262	+ 26.6%	--	--	--

\* 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.

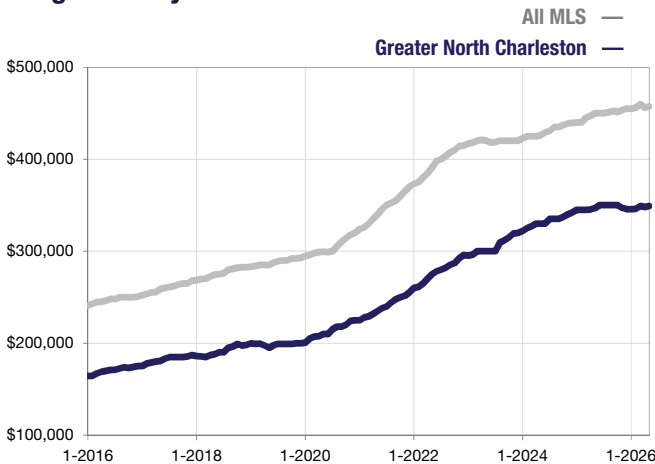
### Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	35	50	+ 42.9%	170	211	+ 24.1%
Closed Sales	28	31	+ 10.7%	92	101	+ 9.8%
Median Sales Price*	\$277,450	<b>\$265,000</b>	- 4.5%	\$272,650	<b>\$272,000</b>	- 0.2%
Average Sales Price*	\$309,550	<b>\$322,752</b>	+ 4.3%	\$299,874	<b>\$302,089</b>	+ 0.7%
Percent of Original List Price Received*	96.6%	<b>97.0%</b>	+ 0.4%	96.6%	<b>95.7%</b>	- 0.9%
Days on Market Until Sale	37	48	+ 29.7%	41	68	+ 65.9%
Inventory of Homes for Sale	86	97	+ 12.8%	--	--	--

\* 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

