

Local Market Update – August 2025

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached				August			Year to Date		
Key Metrics				2024	2025	Percent Change	2024	2025	Percent Change
New Listings				119	116	- 2.5%	904	934	+ 3.3%
Closed Sales				67	69	+ 3.0%	638	615	- 3.6%
Median Sales Price*				\$330,000	\$355,000	+ 7.6%	\$330,000	\$348,000	+ 5.5%
Average Sales Price*				\$357,790	\$388,164	+ 8.5%	\$355,131	\$376,677	+ 6.1%
Percent of Original List Price Received*				97.1%	97.3%	+ 0.2%	96.6%	96.1%	- 0.5%
Days on Market Until Sale				29	31	+ 6.9%	29	38	+ 31.0%
Inventory of Homes for Sale				212	239	+ 12.7%	--	--	--

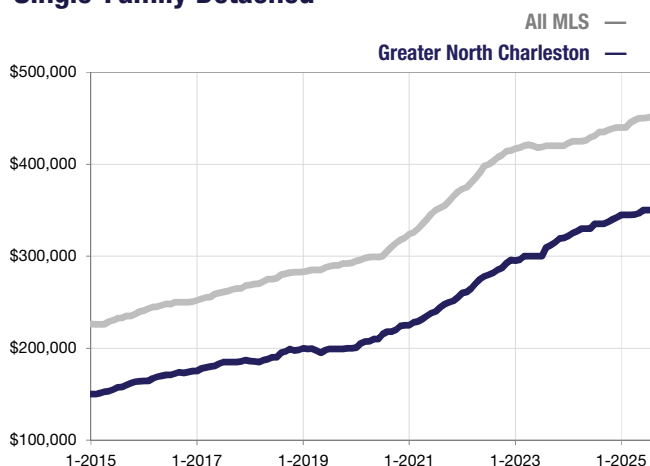
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached				August			Year to Date		
Key Metrics				2024	2025	Percent Change	2024	2025	Percent Change
New Listings				16	46	+ 187.5%	209	287	+ 37.3%
Closed Sales				19	18	- 5.3%	171	150	- 12.3%
Median Sales Price*				\$232,000	\$219,950	- 5.2%	\$244,000	\$270,000	+ 10.7%
Average Sales Price*				\$250,900	\$246,272	- 1.8%	\$268,421	\$290,747	+ 8.3%
Percent of Original List Price Received*				97.0%	92.5%	- 4.6%	96.5%	95.5%	- 1.0%
Days on Market Until Sale				41	52	+ 26.8%	38	46	+ 21.1%
Inventory of Homes for Sale				47	102	+ 117.0%	--	--	--

* 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

