

Local Market Update – March 2025

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	102	136	+ 33.3%	303	350	+ 15.5%
Closed Sales	105	81	- 22.9%	223	193	- 13.5%
Median Sales Price*	\$339,000	\$359,990	+ 6.2%	\$330,000	\$343,810	+ 4.2%
Average Sales Price*	\$362,698	\$398,822	+ 10.0%	\$348,205	\$370,615	+ 6.4%
Percent of Original List Price Received*	96.8%	95.1%	- 1.8%	96.0%	95.4%	- 0.6%
Days on Market Until Sale	30	46	+ 53.3%	32	43	+ 34.4%
Inventory of Homes for Sale	141	199	+ 41.1%	--	--	--

* 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.

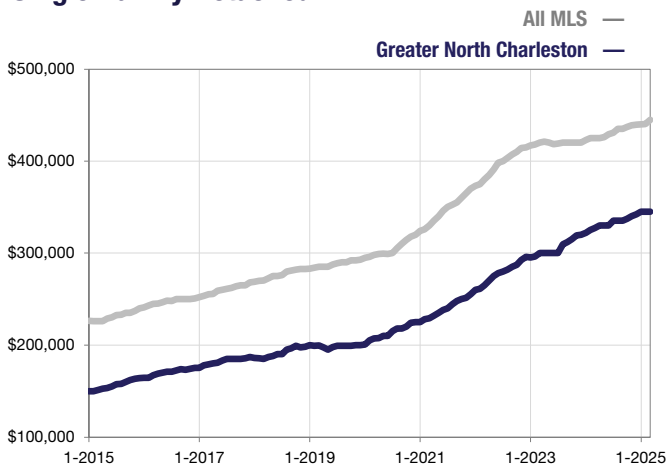
Townhouse-Condo Attached

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	27	32	+ 18.5%	72	91	+ 26.4%
Closed Sales	21	20	- 4.8%	60	43	- 28.3%
Median Sales Price*	\$269,000	\$269,000	0.0%	\$254,000	\$270,000	+ 6.3%
Average Sales Price*	\$283,976	\$291,525	+ 2.7%	\$274,223	\$295,596	+ 7.8%
Percent of Original List Price Received*	96.8%	96.4%	- 0.4%	96.8%	96.2%	- 0.6%
Days on Market Until Sale	48	39	- 18.8%	44	40	- 9.1%
Inventory of Homes for Sale	41	72	+ 75.6%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

