Local Market Update – September 2026

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

Greater North Charleston

Areas 31 & 32

Single-Family Detached

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	96	**107**	+ 11.5%	1,030	**1,056**	+ 2.5%
Closed Sales	71	**84**	+ 18.3%	687	**711**	+ 3.5%
Median Sales Price*	$345,000	**$360,300**	+ 4.4%	$348,000	**$349,900**	+ 0.5%
Average Sales Price*	$352,574	**$358,807**	+ 1.8%	$374,387	**$381,801**	+ 2.0%
Percent of Original List Price Received*	96.1%	**95.2%**	- 0.9%	96.1%	**95.7%**	- 0.4%
Days on Market Until Sale	40	**49**	+ 22.5%	38	**48**	+ 26.3%
Inventory of Homes for Sale	261	**264**	+ 1.1%	--	**--**	--

* 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.

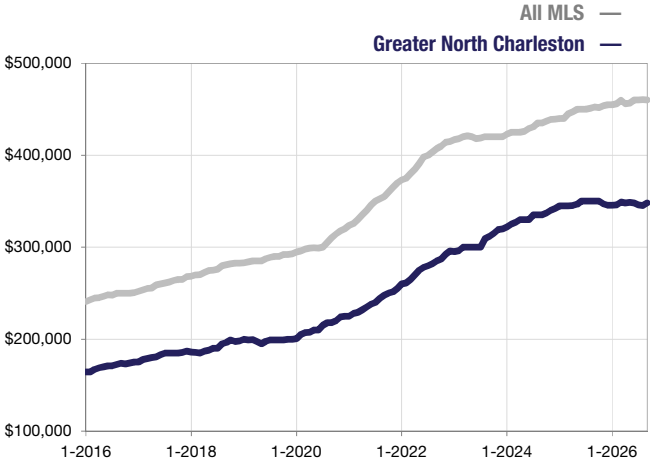
Townhouse-Condo Attached

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	36	**38**	+ 5.6%	323	**360**	+ 11.5%
Closed Sales	17	**16**	- 5.9%	167	**191**	+ 14.4%
Median Sales Price*	$250,000	**$300,000**	+ 20.0%	$265,000	**$280,000**	+ 5.7%
Average Sales Price*	$274,853	**$289,086**	+ 5.2%	$289,129	**$304,607**	+ 5.4%
Percent of Original List Price Received*	94.7%	**92.2%**	- 2.6%	95.4%	**95.4%**	0.0%
Days on Market Until Sale	57	**56**	- 1.8%	47	**59**	+ 25.5%
Inventory of Homes for Sale	115	**104**	- 9.6%	--	**--**	--

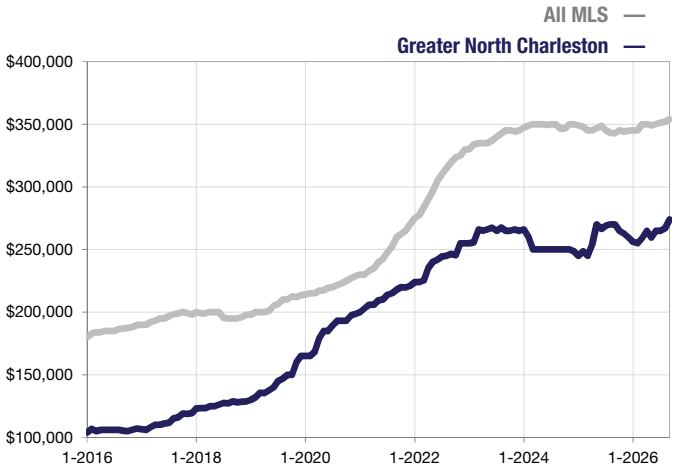
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of October 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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