

Local Market Update – March 2026

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



Greater North Charleston

Areas 31 & 32

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	140	137	- 2.1%	354	352	- 0.6%
Closed Sales	82	82	0.0%	194	209	+ 7.7%
Median Sales Price*	\$361,240	\$400,000	+ 10.7%	\$343,905	\$355,500	+ 3.4%
Average Sales Price*	\$401,787	\$443,974	+ 10.5%	\$372,014	\$389,764	+ 4.8%
Percent of Original List Price Received*	94.3%	96.5%	+ 2.3%	95.0%	95.9%	+ 0.9%
Days on Market Until Sale	47	59	+ 25.5%	44	54	+ 22.7%
Inventory of Homes for Sale	219	227	+ 3.7%	--	--	--

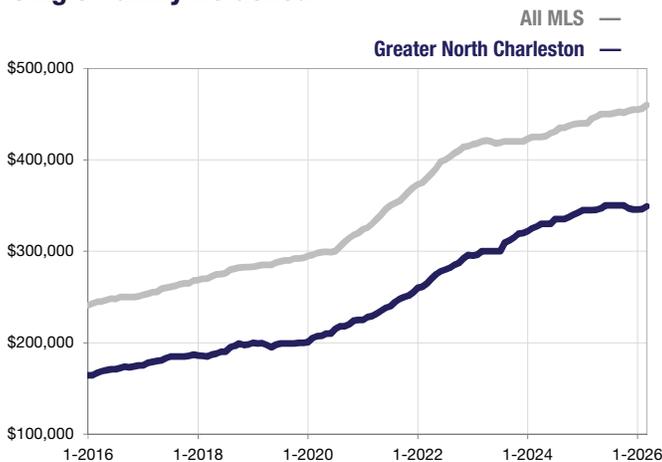
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	32	49	+ 53.1%	91	111	+ 22.0%
Closed Sales	20	14	- 30.0%	43	48	+ 11.6%
Median Sales Price*	\$269,000	\$310,990	+ 15.6%	\$270,000	\$267,250	- 1.0%
Average Sales Price*	\$291,525	\$320,003	+ 9.8%	\$295,596	\$285,411	- 3.4%
Percent of Original List Price Received*	96.4%	96.4%	0.0%	96.2%	94.4%	- 1.9%
Days on Market Until Sale	39	52	+ 33.3%	40	86	+ 115.0%
Inventory of Homes for Sale	73	83	+ 13.7%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

