

Local Market Update – September 2026

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	226	222	- 1.8%	2,382	2,590	+ 8.7%
Closed Sales	196	183	- 6.6%	1,564	1,738	+ 11.1%
Median Sales Price*	\$401,700	\$396,150	- 1.4%	\$401,500	\$405,000	+ 0.9%
Average Sales Price*	\$442,871	\$418,331	- 5.5%	\$436,202	\$434,322	- 0.4%
Percent of Original List Price Received*	96.1%	96.7%	+ 0.6%	96.9%	96.5%	- 0.4%
Days on Market Until Sale	37	49	+ 32.4%	41	48	+ 17.1%
Inventory of Homes for Sale	631	686	+ 8.7%	--	--	--

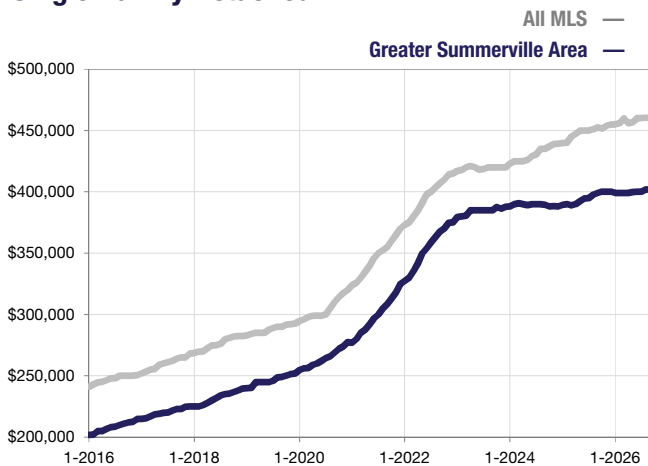
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	September			Year to Date		
Key Metrics	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	38	27	- 28.9%	267	339	+ 27.0%
Closed Sales	18	23	+ 27.8%	179	253	+ 41.3%
Median Sales Price*	\$305,233	\$286,235	- 6.2%	\$299,000	\$265,000	- 11.4%
Average Sales Price*	\$294,747	\$279,025	- 5.3%	\$287,468	\$270,424	- 5.9%
Percent of Original List Price Received*	99.3%	97.2%	- 2.1%	97.6%	96.2%	- 1.4%
Days on Market Until Sale	33	47	+ 42.4%	62	49	- 21.0%
Inventory of Homes for Sale	85	75	- 11.8%	--	--	--

* 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

