

Local Market Update – August 2025

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



Greater Summerville Area

Areas 62 & 63

Single-Family Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	242	302	+ 24.8%	2,179	2,158	- 1.0%
Closed Sales	255	198	- 22.4%	1,746	1,356	- 22.3%
Median Sales Price*	\$390,000	\$395,879	+ 1.5%	\$389,845	\$400,000	+ 2.6%
Average Sales Price*	\$410,955	\$414,578	+ 0.9%	\$408,514	\$435,161	+ 6.5%
Percent of Original List Price Received*	95.8%	96.3%	+ 0.5%	96.6%	97.0%	+ 0.4%
Days on Market Until Sale	27	34	+ 25.9%	34	42	+ 23.5%
Inventory of Homes for Sale	423	609	+ 44.0%	--	--	--

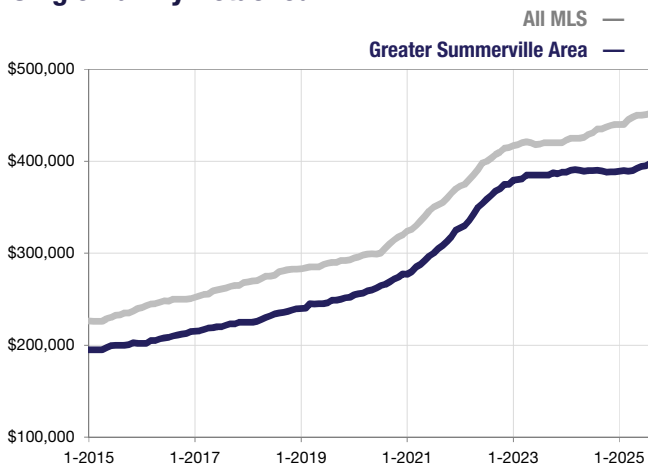
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	24	30	+ 25.0%	198	229	+ 15.7%
Closed Sales	23	31	+ 34.8%	140	159	+ 13.6%
Median Sales Price*	\$281,000	\$315,000	+ 12.1%	\$280,000	\$297,000	+ 6.1%
Average Sales Price*	\$279,665	\$293,622	+ 5.0%	\$277,969	\$286,110	+ 2.9%
Percent of Original List Price Received*	97.3%	98.3%	+ 1.0%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	40	64	+ 60.0%	36	67	+ 86.1%
Inventory of Homes for Sale	59	76	+ 28.8%	--	--	--

* 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

