

Local Market Update – August 2025

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



Hanahan

Area 71

Single-Family Detached	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	26	21	- 19.2%	183	208	+ 13.7%
Closed Sales	10	15	+ 50.0%	127	170	+ 33.9%
Median Sales Price*	\$406,500	\$399,900	- 1.6%	\$408,000	\$425,000	+ 4.2%
Average Sales Price*	\$489,690	\$477,693	- 2.4%	\$432,286	\$461,342	+ 6.7%
Percent of Original List Price Received*	94.0%	95.9%	+ 2.0%	96.4%	97.0%	+ 0.6%
Days on Market Until Sale	22	49	+ 122.7%	27	32	+ 18.5%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--

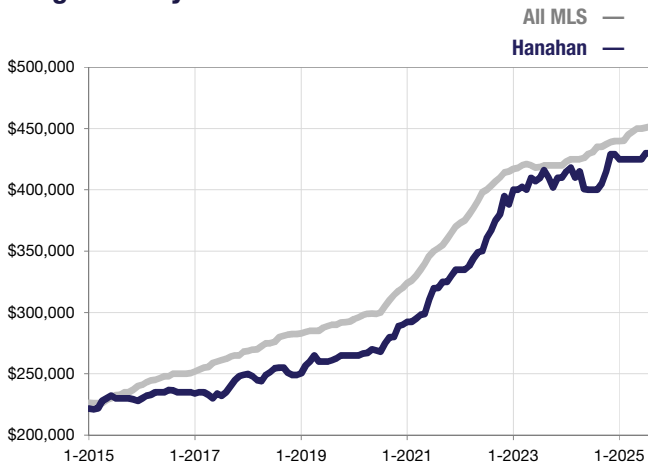
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	5	7	+ 40.0%	59	23	- 61.0%
Closed Sales	12	2	- 83.3%	40	19	- 52.5%
Median Sales Price*	\$398,745	\$240,500	- 39.7%	\$389,990	\$398,990	+ 2.3%
Average Sales Price*	\$359,378	\$240,500	- 33.1%	\$361,063	\$364,744	+ 1.0%
Percent of Original List Price Received*	96.1%	97.9%	+ 1.9%	98.4%	97.1%	- 1.3%
Days on Market Until Sale	37	13	- 64.9%	19	44	+ 131.6%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

