

Local Market Update – December 2025

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



Hanahan

Area 71

Single-Family Detached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	8	- 52.9%	307	271	- 11.7%
Closed Sales	22	15	- 31.8%	201	231	+ 14.9%
Median Sales Price*	\$415,000	\$414,000	- 0.2%	\$429,000	\$425,000	- 0.9%
Average Sales Price*	\$440,374	\$465,500	+ 5.7%	\$445,416	\$459,020	+ 3.1%
Percent of Original List Price Received*	98.8%	91.6%	- 7.3%	96.6%	96.4%	- 0.2%
Days on Market Until Sale	15	50	+ 233.3%	26	33	+ 26.9%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--

* 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.

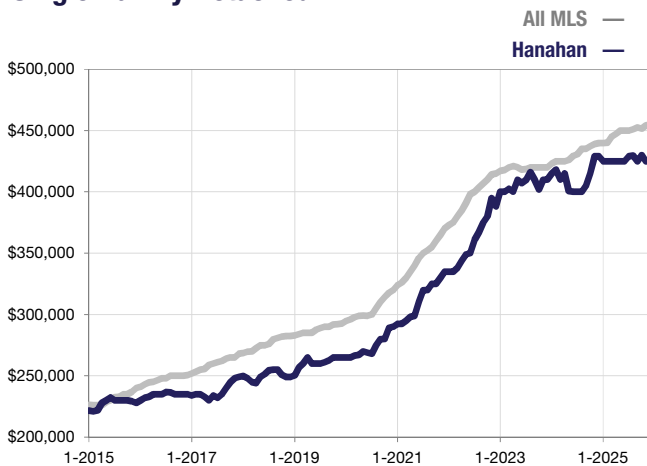
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	3	+ 50.0%	88	35	- 60.2%
Closed Sales	10	6	- 40.0%	70	29	- 58.6%
Median Sales Price*	\$389,990	\$432,500	+ 10.9%	\$389,990	\$398,990	+ 2.3%
Average Sales Price*	\$366,663	\$408,500	+ 11.4%	\$363,874	\$369,798	+ 1.6%
Percent of Original List Price Received*	97.9%	95.8%	- 2.1%	98.5%	96.8%	- 1.7%
Days on Market Until Sale	24	37	+ 54.2%	23	39	+ 69.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

