

Local Market Update – April 2025

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



Hanahan

Area 71

Single-Family Detached	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	29	24	- 17.2%	89	112	+ 25.8%
Closed Sales	6	29	+ 383.3%	53	91	+ 71.7%
Median Sales Price*	\$472,250	\$435,000	- 7.9%	\$435,000	\$425,000	- 2.3%
Average Sales Price*	\$443,900	\$463,805	+ 4.5%	\$448,280	\$453,604	+ 1.2%
Percent of Original List Price Received*	102.7%	97.7%	- 4.9%	97.2%	97.2%	0.0%
Days on Market Until Sale	10	37	+ 270.0%	30	34	+ 13.3%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--

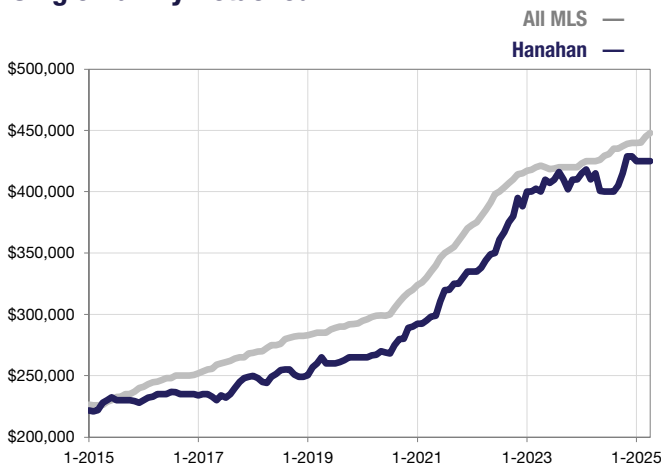
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	6	3	- 50.0%	28	10	- 64.3%
Closed Sales	2	2	0.0%	24	11	- 54.2%
Median Sales Price*	\$299,750	\$350,000	+ 16.8%	\$393,245	\$398,990	+ 1.5%
Average Sales Price*	\$299,750	\$350,000	+ 16.8%	\$373,415	\$386,466	+ 3.5%
Percent of Original List Price Received*	98.3%	97.0%	- 1.3%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	18	30	+ 66.7%	12	28	+ 133.3%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--

* 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

