

# Local Market Update – February 2025

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



## Hanahan

Area 71

### Single-Family Detached

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	17	27	+ 58.8%	32	60	+ 87.5%
Closed Sales	21	21	0.0%	31	40	+ 29.0%
Median Sales Price*	\$439,999	\$425,000	- 3.4%	\$435,000	\$424,000	- 2.5%
Average Sales Price*	\$437,076	\$459,213	+ 5.1%	\$436,696	\$443,754	+ 1.6%
Percent of Original List Price Received*	97.3%	97.4%	+ 0.1%	97.6%	96.6%	- 1.0%
Days on Market Until Sale	39	31	- 20.5%	33	35	+ 6.1%
Inventory of Homes for Sale	14	41	+ 192.9%	--	--	--

\* 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.

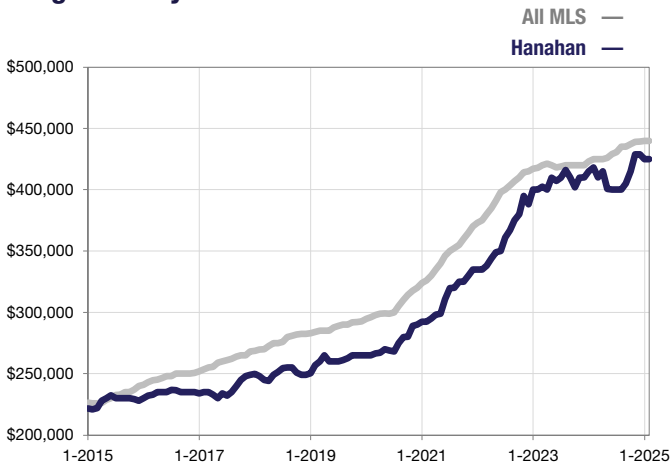
### Townhouse-Condo Attached

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	3	- 25.0%	18	5	- 72.2%
Closed Sales	13	1	- 92.3%	20	4	- 80.0%
Median Sales Price*	\$391,500	\$315,000	- 19.5%	\$399,240	\$414,490	+ 3.8%
Average Sales Price*	\$404,818	\$315,000	- 22.2%	\$394,624	\$395,893	+ 0.3%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	7	2	- 71.4%	10	20	+ 100.0%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--

\* 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

