

# 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	<b>\$414,000</b>	- 0.2%	\$429,000	<b>\$425,000</b>	- 0.9%
Average Sales Price*	\$440,374	<b>\$465,500</b>	+ 5.7%	\$445,416	<b>\$459,020</b>	+ 3.1%
Percent of Original List Price Received*	98.8%	<b>91.6%</b>	- 7.3%	96.6%	<b>96.4%</b>	- 0.2%
Days on Market Until Sale	15	<b>50</b>	+ 233.3%	26	<b>33</b>	+ 26.9%
Inventory of Homes for Sale	38	<b>35</b>	- 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

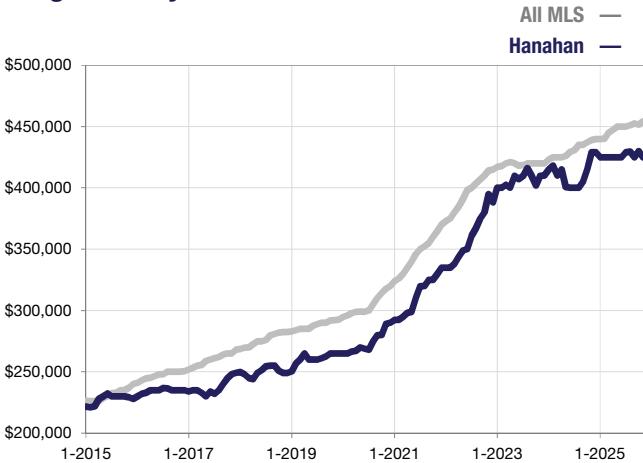
Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	2	<b>3</b>	+ 50.0%	88	<b>35</b>	- 60.2%
Closed Sales	10	<b>6</b>	- 40.0%	70	<b>29</b>	- 58.6%
Median Sales Price*	\$389,990	<b>\$432,500</b>	+ 10.9%	\$389,990	<b>\$398,990</b>	+ 2.3%
Average Sales Price*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

