

Local Market Update – April 2025

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	22	34	+ 54.5%	77	102	+ 32.5%
Closed Sales	17	13	- 23.5%	44	47	+ 6.8%
Median Sales Price*	\$795,000	\$1,000,000	+ 25.8%	\$825,000	\$999,000	+ 21.1%
Average Sales Price*	\$882,794	\$1,115,288	+ 26.3%	\$935,986	\$1,047,148	+ 11.9%
Percent of Original List Price Received*	98.6%	92.5%	- 6.2%	96.7%	95.1%	- 1.7%
Days on Market Until Sale	28	41	+ 46.4%	49	37	- 24.5%
Inventory of Homes for Sale	31	54	+ 74.2%	--	--	--

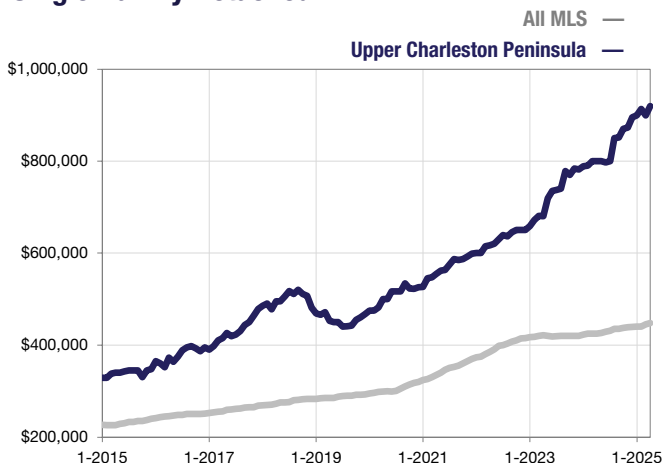
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	3	0.0%	9	12	+ 33.3%
Closed Sales	4	3	- 25.0%	6	10	+ 66.7%
Median Sales Price*	\$460,000	\$445,000	- 3.3%	\$460,000	\$437,250	- 4.9%
Average Sales Price*	\$501,000	\$425,333	- 15.1%	\$546,833	\$500,175	- 8.5%
Percent of Original List Price Received*	91.4%	94.0%	+ 2.8%	92.2%	94.4%	+ 2.4%
Days on Market Until Sale	53	23	- 56.6%	62	18	- 71.0%
Inventory of Homes for Sale	5	3	- 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

