

Local Market Update – May 2026

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	21	29	+ 38.1%	124	110	- 11.3%
Closed Sales	13	18	+ 38.5%	60	74	+ 23.3%
Median Sales Price*	\$885,000	\$875,000	- 1.1%	\$942,500	\$902,500	- 4.2%
Average Sales Price*	\$962,668	\$1,061,250	+ 10.2%	\$1,036,490	\$1,107,039	+ 6.8%
Percent of Original List Price Received*	92.2%	94.6%	+ 2.6%	94.6%	92.4%	- 2.3%
Days on Market Until Sale	68	55	- 19.1%	44	50	+ 13.6%
Inventory of Homes for Sale	51	39	- 23.5%	--	--	--

* 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.

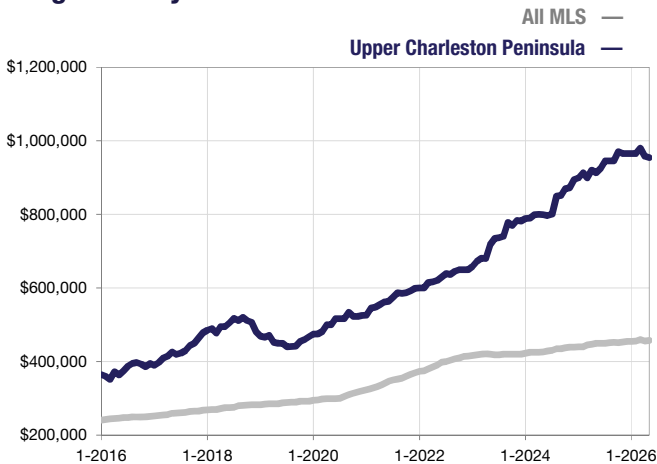
Townhouse-Condo Attached

Key Metrics	May			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	7	2	- 71.4%	19	14	- 26.3%
Closed Sales	2	1	- 50.0%	12	6	- 50.0%
Median Sales Price*	\$542,500	\$585,000	+ 7.8%	\$447,500	\$538,500	+ 20.3%
Average Sales Price*	\$542,500	\$585,000	+ 7.8%	\$507,229	\$537,917	+ 6.1%
Percent of Original List Price Received*	97.0%	94.5%	- 2.6%	94.8%	94.5%	- 0.3%
Days on Market Until Sale	9	52	+ 477.8%	16	83	+ 418.8%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--

* 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

