

Local Market Update – January 2026

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	25	15	- 40.0%	25	15	- 40.0%
Closed Sales	6	13	+ 116.7%	6	13	+ 116.7%
Median Sales Price*	\$1,160,188	\$1,100,000	- 5.2%	\$1,160,188	\$1,100,000	- 5.2%
Average Sales Price*	\$1,369,063	\$1,242,846	- 9.2%	\$1,369,063	\$1,242,846	- 9.2%
Percent of Original List Price Received*	90.7%	90.9%	+ 0.2%	90.7%	90.9%	+ 0.2%
Days on Market Until Sale	50	36	- 28.0%	50	36	- 28.0%
Inventory of Homes for Sale	44	40	- 9.1%	--	--	--

* 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.

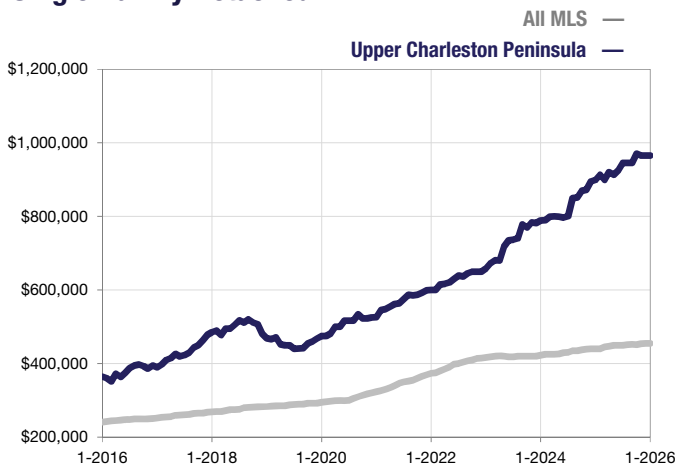
Townhouse-Condo Attached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$525,000	\$0	- 100.0%
Average Sales Price*	\$603,750	\$0	- 100.0%	\$603,750	\$0	- 100.0%
Percent of Original List Price Received*	98.7%	0.0%	- 100.0%	98.7%	0.0%	- 100.0%
Days on Market Until Sale	19	0	- 100.0%	19	0	- 100.0%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--

* 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

