

Local Market Update – March 2025

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	20	24	+ 20.0%	55	68	+ 23.6%
Closed Sales	11	10	- 9.1%	27	34	+ 25.9%
Median Sales Price*	\$1,200,000	\$747,500	- 37.7%	\$850,000	\$979,500	+ 15.2%
Average Sales Price*	\$1,177,000	\$797,125	- 32.3%	\$969,478	\$1,021,094	+ 5.3%
Percent of Original List Price Received*	96.2%	94.8%	- 1.5%	95.5%	96.1%	+ 0.6%
Days on Market Until Sale	28	25	- 10.7%	62	36	- 41.9%
Inventory of Homes for Sale	34	44	+ 29.4%	--	--	--

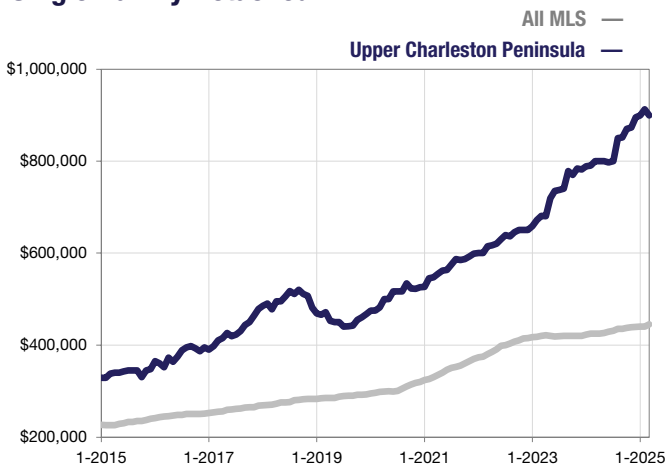
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	3	3	0.0%	6	9	+ 50.0%
Closed Sales	0	3	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$429,500	--	\$638,500	\$429,500	- 32.7%
Average Sales Price*	\$0	\$546,500	--	\$638,500	\$532,250	- 16.6%
Percent of Original List Price Received*	0.0%	97.4%	--	93.9%	94.5%	+ 0.6%
Days on Market Until Sale	0	10	--	80	15	- 81.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--

* 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

