

# Local Market Update – May 2025

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



## Upper Charleston Peninsula

Area 52

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	26	21	- 19.2%	103	123	+ 19.4%
Closed Sales	12	13	+ 8.3%	56	60	+ 7.1%
Median Sales Price*	\$945,000	\$885,000	- 6.3%	\$852,500	\$942,500	+ 10.6%
Average Sales Price*	\$977,077	\$962,668	- 1.5%	\$944,791	\$1,028,844	+ 8.9%
Percent of Original List Price Received*	97.0%	92.2%	- 4.9%	96.8%	94.5%	- 2.4%
Days on Market Until Sale	15	68	+ 353.3%	42	44	+ 4.8%
Inventory of Homes for Sale	40	48	+ 20.0%	--	--	--

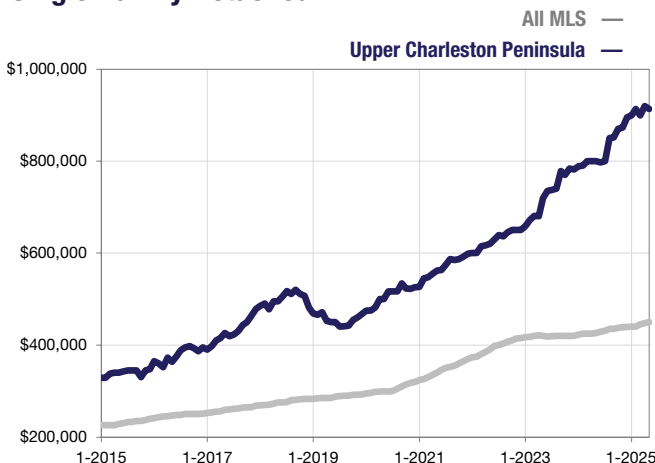
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	7	+ 75.0%	13	19	+ 46.2%
Closed Sales	1	2	+ 100.0%	7	12	+ 71.4%
Median Sales Price*	\$450,000	\$542,500	+ 20.6%	\$450,000	\$447,500	- 0.6%
Average Sales Price*	\$450,000	\$542,500	+ 20.6%	\$533,000	\$507,229	- 4.8%
Percent of Original List Price Received*	94.7%	97.0%	+ 2.4%	92.6%	94.8%	+ 2.4%
Days on Market Until Sale	19	9	- 52.6%	56	16	- 71.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--

\* 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

