

Local Market Update – March 2026

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



Upper Charleston Peninsula

Area 52

Single-Family Detached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	24	21	- 12.5%	68	64	- 5.9%
Closed Sales	9	13	+ 44.4%	33	36	+ 9.1%
Median Sales Price*	\$695,000	\$1,000,000	+ 43.9%	\$960,000	\$1,086,500	+ 13.2%
Average Sales Price*	\$742,222	\$1,242,169	+ 67.4%	\$1,012,907	\$1,209,325	+ 19.4%
Percent of Original List Price Received*	94.9%	89.1%	- 6.1%	96.2%	90.9%	- 5.5%
Days on Market Until Sale	27	57	+ 111.1%	37	50	+ 35.1%
Inventory of Homes for Sale	45	40	- 11.1%	--	--	--

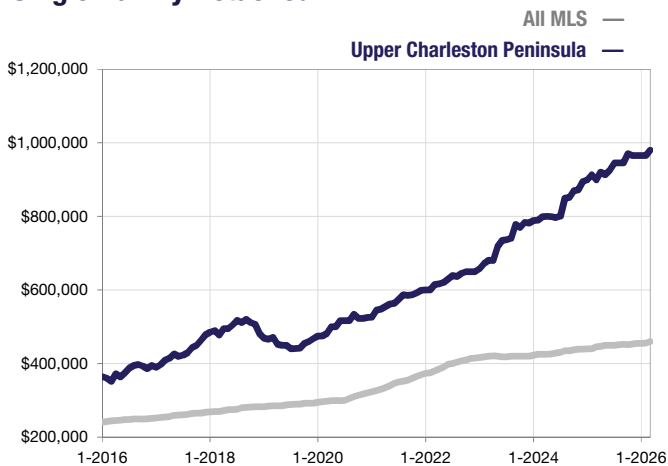
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	9	7	- 22.2%
Closed Sales	3	1	- 66.7%	7	2	- 71.4%
Median Sales Price*	\$429,500	\$334,500	- 22.1%	\$429,500	\$332,250	- 22.6%
Average Sales Price*	\$546,500	\$334,500	- 38.8%	\$532,250	\$332,250	- 37.6%
Percent of Original List Price Received*	97.4%	94.2%	- 3.3%	94.5%	95.6%	+ 1.2%
Days on Market Until Sale	10	103	+ 930.0%	15	100	+ 566.7%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--

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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

