

## Local Market Update – January 2026

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

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# 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	<b>\$1,100,000</b>	- 5.2%	\$1,160,188	<b>\$1,100,000</b>	- 5.2%
Average Sales Price*	\$1,369,063	<b>\$1,242,846</b>	- 9.2%	\$1,369,063	<b>\$1,242,846</b>	- 9.2%
Percent of Original List Price Received*	90.7%	<b>90.9%</b>	+ 0.2%	90.7%	<b>90.9%</b>	+ 0.2%
Days on Market Until Sale	50	<b>36</b>	- 28.0%	50	<b>36</b>	- 28.0%
Inventory of Homes for Sale	44	<b>40</b>	- 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

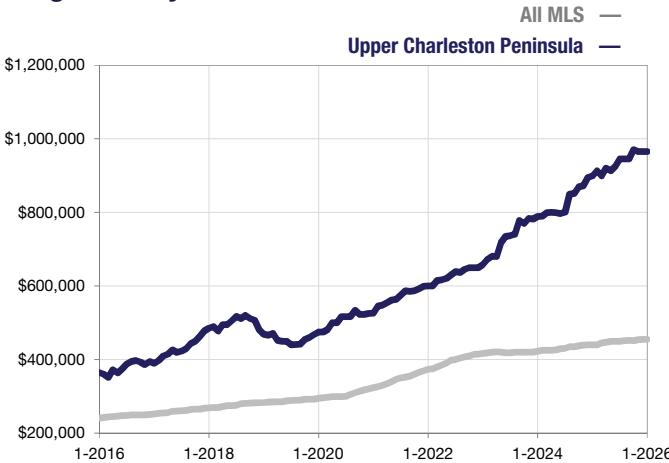
Key Metrics	January			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$525,000	<b>\$0</b>	- 100.0%	\$525,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$603,750	<b>\$0</b>	- 100.0%	\$603,750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

