

Local Market Update – August 2025

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



Upper Charleston Peninsula

Area 52

Single-Family Detached

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	24	17	- 29.2%	173	179	+ 3.5%
Closed Sales	17	15	- 11.8%	98	108	+ 10.2%
Median Sales Price*	\$900,000	\$895,000	- 0.6%	\$870,000	\$972,500	+ 11.8%
Average Sales Price*	\$1,052,324	\$1,190,533	+ 13.1%	\$974,170	\$1,073,855	+ 10.2%
Percent of Original List Price Received*	94.3%	91.1%	- 3.4%	95.7%	93.8%	- 2.0%
Days on Market Until Sale	28	42	+ 50.0%	37	45	+ 21.6%
Inventory of Homes for Sale	42	52	+ 23.8%	--	--	--

* 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.

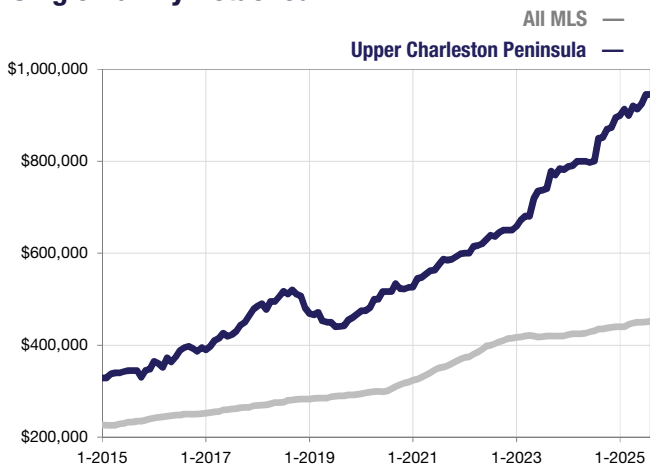
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	4	1	- 75.0%	30	28	- 6.7%
Closed Sales	3	3	0.0%	13	21	+ 61.5%
Median Sales Price*	\$573,500	\$500,000	- 12.8%	\$500,000	\$450,000	- 10.0%
Average Sales Price*	\$686,167	\$480,000	- 30.0%	\$615,269	\$478,083	- 22.3%
Percent of Original List Price Received*	93.9%	98.2%	+ 4.6%	93.0%	96.6%	+ 3.9%
Days on Market Until Sale	24	30	+ 25.0%	52	15	- 71.2%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--

* 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

