

Local Market Update – April 2025

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



Wando / Cainhoy Area

Area 78

Single-Family Detached

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	20	28	+ 40.0%	84	86	+ 2.4%
Closed Sales	16	12	- 25.0%	61	50	- 18.0%
Median Sales Price*	\$748,955	\$1,072,500	+ 43.2%	\$697,915	\$878,000	+ 25.8%
Average Sales Price*	\$1,207,034	\$1,316,628	+ 9.1%	\$943,752	\$1,120,068	+ 18.7%
Percent of Original List Price Received*	99.0%	97.0%	- 2.0%	98.7%	97.5%	- 1.2%
Days on Market Until Sale	17	117	+ 588.2%	46	52	+ 13.0%
Inventory of Homes for Sale	41	37	- 9.8%	--	--	--

* 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.

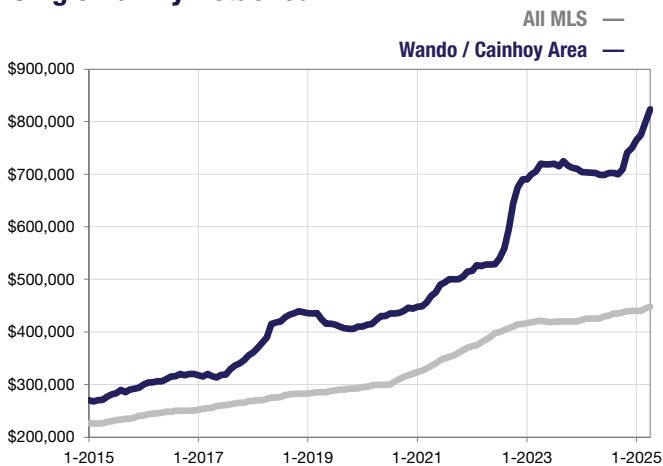
Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	12	16	+ 33.3%	44	46	+ 4.5%
Closed Sales	8	9	+ 12.5%	21	33	+ 57.1%
Median Sales Price*	\$414,250	\$392,400	- 5.3%	\$409,500	\$384,900	- 6.0%
Average Sales Price*	\$448,438	\$412,143	- 8.1%	\$442,904	\$396,564	- 10.5%
Percent of Original List Price Received*	96.8%	99.9%	+ 3.2%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	55	19	- 65.5%	37	41	+ 10.8%
Inventory of Homes for Sale	18	18	0.0%	--	--	--

* 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

