

# Local Market Update – April 2026

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



## Charleston County

County: CHS

### Single-Family Detached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	847	903	+ 6.6%	2,989	3,105	+ 3.9%
Closed Sales	512	531	+ 3.7%	1,751	1,761	+ 0.6%
Median Sales Price*	\$699,450	\$665,000	- 4.9%	\$700,000	\$715,000	+ 2.1%
Average Sales Price*	\$1,071,296	\$970,037	- 9.5%	\$1,038,438	\$1,095,222	+ 5.5%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	96.3%	95.3%	- 1.0%
Days on Market Until Sale	37	43	+ 16.2%	44	50	+ 13.6%
Inventory of Homes for Sale	1,481	1,499	+ 1.2%	--	--	--

\* 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.

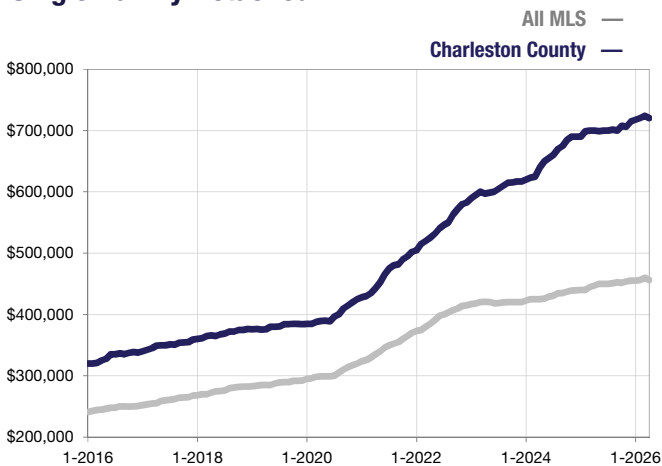
### Townhouse-Condo Attached

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	2025	2026	Percent Change
New Listings	288	299	+ 3.8%	1,024	1,113	+ 8.7%
Closed Sales	188	184	- 2.1%	575	607	+ 5.6%
Median Sales Price*	\$424,000	\$488,498	+ 15.2%	\$425,000	\$449,900	+ 5.9%
Average Sales Price*	\$507,991	\$633,687	+ 24.7%	\$576,925	\$608,344	+ 5.4%
Percent of Original List Price Received*	96.5%	96.5%	0.0%	96.5%	95.9%	- 0.6%
Days on Market Until Sale	43	56	+ 30.2%	48	58	+ 20.8%
Inventory of Homes for Sale	586	567	- 3.2%	--	--	--

\* 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

