

Local Market Update – March 2025

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



Charleston County

County: CHS

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	669	827	+ 23.6%	1,755	2,135	+ 21.7%
Closed Sales	470	504	+ 7.2%	1,128	1,232	+ 9.2%
Median Sales Price*	\$640,500	\$727,500	+ 13.6%	\$630,000	\$704,708	+ 11.9%
Average Sales Price*	\$906,607	\$1,032,565	+ 13.9%	\$875,825	\$1,024,242	+ 16.9%
Percent of Original List Price Received*	96.7%	96.3%	- 0.4%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	33	48	+ 45.5%	34	48	+ 41.2%
Inventory of Homes for Sale	913	1,295	+ 41.8%	--	--	--

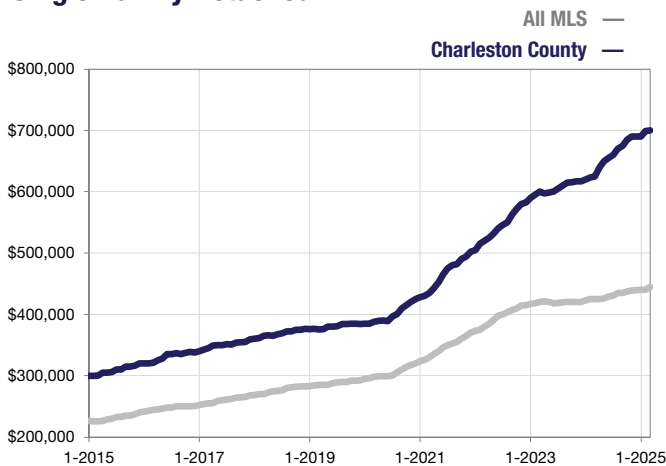
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached	March			Year to Date		
Key Metrics	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	229	254	+ 10.9%	672	736	+ 9.5%
Closed Sales	187	168	- 10.2%	425	385	- 9.4%
Median Sales Price*	\$428,500	\$425,000	- 0.8%	\$415,000	\$425,000	+ 2.4%
Average Sales Price*	\$580,561	\$641,056	+ 10.4%	\$568,745	\$611,420	+ 7.5%
Percent of Original List Price Received*	97.3%	96.6%	- 0.7%	97.0%	96.5%	- 0.5%
Days on Market Until Sale	31	49	+ 58.1%	35	51	+ 45.7%
Inventory of Homes for Sale	385	493	+ 28.1%	--	--	--

* 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.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

