

Local Market Update – July 2025

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



Charleston County

County: CHS

Single-Family Detached		July			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		695	695	0.0%	4,663	5,169	+ 10.9%
Closed Sales		502	520	+ 3.6%	3,194	3,347	+ 4.8%
Median Sales Price*		\$699,000	\$710,000	+ 1.6%	\$685,000	\$700,000	+ 2.2%
Average Sales Price*		\$1,048,404	\$986,895	- 5.9%	\$978,033	\$1,018,255	+ 4.1%
Percent of Original List Price Received*		96.1%	95.5%	- 0.6%	96.5%	96.1%	- 0.4%
Days on Market Until Sale		29	37	+ 27.6%	30	40	+ 33.3%
Inventory of Homes for Sale		1,257	1,483	+ 18.0%	--	--	--

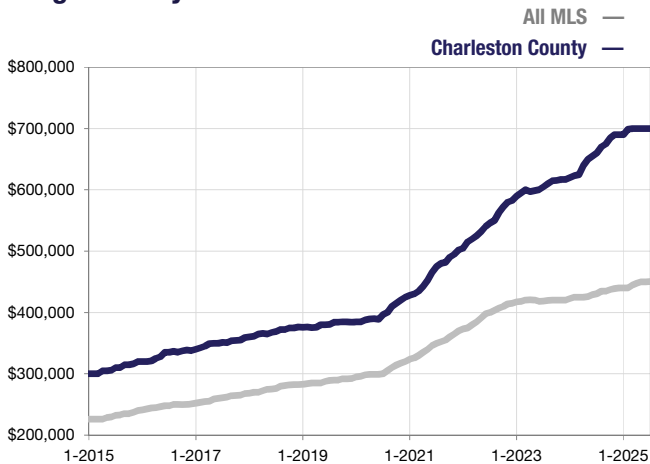
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo Attached		July			Year to Date		
Key Metrics		2024	2025	Percent Change	2024	2025	Percent Change
New Listings		233	196	- 15.9%	1,598	1,695	+ 6.1%
Closed Sales		149	148	- 0.7%	1,073	1,090	+ 1.6%
Median Sales Price*		\$412,500	\$417,500	+ 1.2%	\$425,000	\$425,500	+ 0.1%
Average Sales Price*		\$535,059	\$491,624	- 8.1%	\$613,086	\$571,731	- 6.7%
Percent of Original List Price Received*		96.3%	96.0%	- 0.3%	96.8%	96.4%	- 0.4%
Days on Market Until Sale		30	47	+ 56.7%	33	47	+ 42.4%
Inventory of Homes for Sale		469	552	+ 17.7%	--	--	--

* 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

