

Local Market Update – December 2025

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



Charleston County

County: CHS

Single-Family Detached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	314	360	+ 14.6%	7,357	8,032	+ 9.2%
Closed Sales	473	461	- 2.5%	5,292	5,491	+ 3.8%
Median Sales Price*	\$625,000	\$715,000	+ 14.4%	\$690,000	\$715,000	+ 3.6%
Average Sales Price*	\$886,418	\$984,980	+ 11.1%	\$977,084	\$1,039,970	+ 6.4%
Percent of Original List Price Received*	95.8%	94.7%	- 1.1%	96.2%	95.6%	- 0.6%
Days on Market Until Sale	43	54	+ 25.6%	33	43	+ 30.3%
Inventory of Homes for Sale	1,075	1,225	+ 14.0%	--	--	--

* 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.

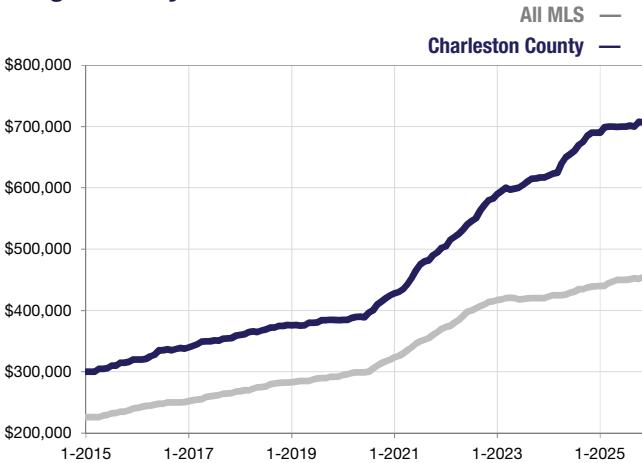
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
New Listings	126	129	+ 2.4%	2,480	2,668	+ 7.6%
Closed Sales	128	151	+ 18.0%	1,703	1,748	+ 2.6%
Median Sales Price*	\$439,995	\$450,000	+ 2.3%	\$429,990	\$430,000	+ 0.0%
Average Sales Price*	\$655,185	\$655,491	+ 0.0%	\$602,898	\$586,167	- 2.8%
Percent of Original List Price Received*	94.9%	95.5%	+ 0.6%	96.3%	95.8%	- 0.5%
Days on Market Until Sale	63	53	- 15.9%	37	52	+ 40.5%
Inventory of Homes for Sale	451	492	+ 9.1%	--	--	--

* 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

