Local Market Update – September 2026

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

Charleston County

County: CHS

Single-Family Detached

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	670	**623**	- 7.0%	6,491	**6,615**	+ 1.9%
Closed Sales	421	**443**	+ 5.2%	4,255	**4,498**	+ 5.7%
Median Sales Price*	$704,000	**$715,000**	+ 1.6%	$713,511	**$725,000**	+ 1.6%
Average Sales Price*	$993,637	**$1,122,304**	+ 12.9%	$1,035,408	**$1,112,701**	+ 7.5%
Percent of Original List Price Received*	95.0%	**94.6%**	- 0.4%	95.9%	**95.5%**	- 0.4%
Days on Market Until Sale	48	**49**	+ 2.1%	41	**46**	+ 12.2%
Inventory of Homes for Sale	1,632	**1,509**	- 7.5%	--	**--**	--

* 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.

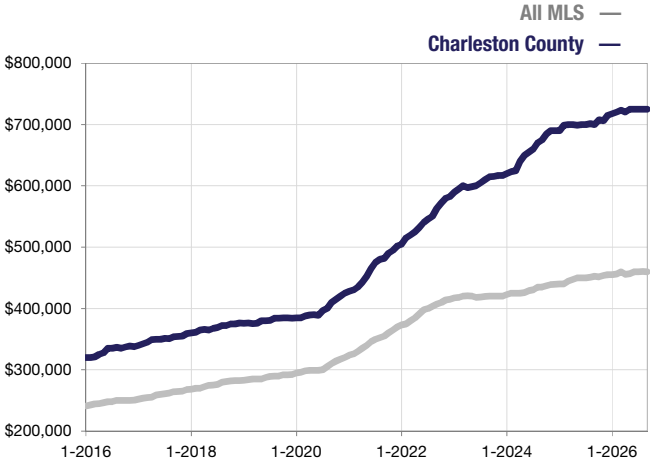
Townhouse-Condo Attached

	September			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	204	**232**	+ 13.7%	2,139	**2,346**	+ 9.7%
Closed Sales	139	**148**	+ 6.5%	1,376	**1,538**	+ 11.8%
Median Sales Price*	$420,000	**$457,450**	+ 8.9%	$428,000	**$440,000**	+ 2.8%
Average Sales Price*	$536,539	**$609,614**	+ 13.6%	$577,519	**$585,697**	+ 1.4%
Percent of Original List Price Received*	95.0%	**95.7%**	+ 0.7%	96.0%	**96.1%**	+ 0.1%
Days on Market Until Sale	56	**53**	- 5.4%	49	**53**	+ 8.2%
Inventory of Homes for Sale	606	**589**	- 2.8%	--	**--**	--

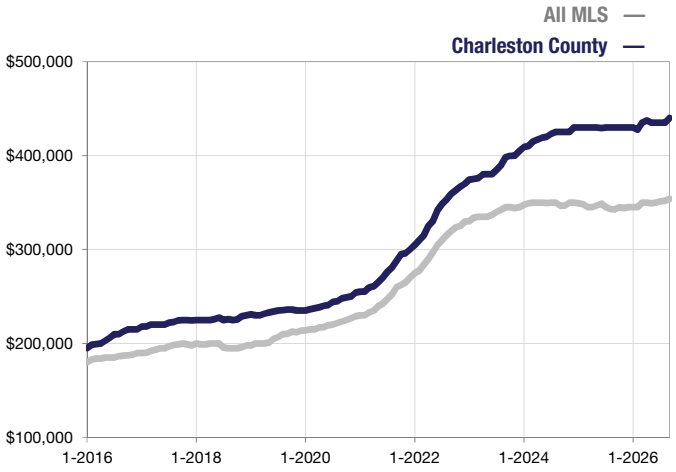
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Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached



Current as of October 9, 2026. All data from the Charleston Trident Multiple Listing Service. | Sponsored by South Carolina REALTORS®.
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